

Feasibility Study
for the
Washington Ambulance
Association
Washington, CT



May 2023

J J H

JACUNSKI HUMES
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Feasibility Study
for the
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Washington, CT

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INTRODUCTION

Jacunski Humes Architects, LLC is pleased to present this Final Report of findings related to the Town of Washington's Request for Qualifications for a Feasibility Study for Emergency Medical Services for the Town of Washington, CT.

This Final Report is a compilation of items that have been produced and distributed by this office as they have been completed since our Notice to Proceed.

In addition to work performed through the office of Jacunski Humes Architects, the following consultants assisted in our efforts:

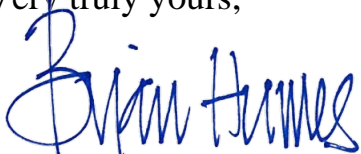
- Site Planning: Cardinal Engineering, Wallingford, CT.
- Professional Cost Estimating: J.R. Russo, LLC, Lebanon, CT

I would also like to thank Ms. Heidi Johnson, Chief, Washington Ambulance Association, for her time and assistance in reviewing our documents and offering insights into their specific needs and desires. Her involvement has only made the final product better.

Jacunski Humes Architects, LLC is proud of our reputation and experience in the field of **Public Safety Facility Design**. Jacunski Humes Architects, LLC currently has more active Public Safety Projects than any other architectural firm within New England. For the past twenty seven (27) years, I have dedicated my architectural knowledge and expertise to the area of **Public Safety Facility Design**. Through this involvement with the Public Safety community, I have been involved with the planning and design of over *ninety (90)* municipal police / fire / EMS facilities throughout six (6) states and have established a *national reputation* in the field of Public Safety Facility Planning and Design.

I trust that a thorough review of this Final Report will indicate to you our experience in this very technical building type. I am available at any time if you have any questions regarding the scope of work contained within this Final Report.

Very truly yours,



Brian W. Humes, AIA, LEED AP
Jacunski Humes Architects, LLC

Space Needs Assessment 1

Space Needs Assessment
for the
Washington Ambulance
Association
Washington, CT



November 2022

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**Space Needs Assessment
for the
Washington Ambulance Association
Washington, CT**

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GENERAL INFORMATION

Date: November 2022

Agency: Washington Ambulance Association
Address: 109 Bee Brook Road
Washington, CT 06794

Telephone No.: (860) 868-7913

Primary Contact: Heidi Johnson, Chief

GROWTH ESTIMATES

Population Statistics:

| | Year | 2000 | 2010 | 2020 | 2030 | 2040 |
|----------------|------|---------------|---------------|---------------|------------------|------------------|
| | | <i>census</i> | <i>census</i> | <i>census</i> | <i>projected</i> | <i>projected</i> |
| Washington, CT | | 3,596 | 3,578 | 3,646 | 2,955 | 2,462 |

source: CT State Data Center
2015-2040 Population Projections Town Level

CALLS FOR SERVICE

Washington Ambulance Association:

| | Year | 2007 | 2012 | 2017 | 2022 | 2027 | 2032 | 2037 |
|-------------------|------|----------------|----------------|----------------|------------------|-------------------|------------------|------------------|
| | | <i>actual.</i> | <i>actual.</i> | <i>actual.</i> | <i>estimated</i> | <i>estimated.</i> | <i>estimated</i> | <i>estimated</i> |
| Calls for Service | | 207 | 228 | 358 | 490 | 500 | 550 | 600 |

Note: "actual" calls for service as recorded by the Washington Ambulance Association
2022: 390 recorded calls for service as of 10/16/22

| | Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2032 | 2037 |
|------------------|------|----------------|----------------|----------------|------------------|-------------------|------------------|------------------|
| | | <i>actual.</i> | <i>actual.</i> | <i>actual.</i> | <i>estimated</i> | <i>estimated.</i> | <i>estimated</i> | <i>estimated</i> |
| Avg. Calls / Day | | 1.063 | 1.041 | 1.104 | 1.175 | 1.344 | 1.5 | 1.64 |

STAFF PROJECTIONS

EMS Personnel:

| | Year | 2022 | 2032 | 2042 |
|---|------|-----------|-------------|-------------|
| | | | <i>est.</i> | <i>est.</i> |
| Chief | | 1 | 1 | 1 |
| Assistant Chief | | 1 | 1 | 1 |
| Administrative Assistant / Business Manager | | 1 | 1 | 1 |
| Administrative Office Staff | | 0 | 1 | 1 |
| EMS Paramedics | | 0 | 4 | 4 |
| Volunteers | | 27 | 28 | 25 |
| Total E.M.S. Positions / Volunteers | | 30 | 36 | 33 |

Daily Staffing Levels = 1-2 w/in Building anticipated

VEHICLE PROJECTIONS

E.M.S. Vehicles:

| | Year | 2022 | 2032 | 2042 |
|-------------------------|------|----------|-------------|-------------|
| | | | <i>est.</i> | <i>est.</i> |
| Vehicles: | | | | |
| Modular Ambulances | | 2 | 2 | 2 |
| Paramedic Fly Car | | 0 | 1 | 1 |
| Total Ambulances | | 2 | 2 | 2 |
| Total Vehicles | | 2 | 3 | 3 |

SPACE NEEDS ASSESSMENT

Proposed Square Footage **(Net)**

1. Public Lobby

| | | |
|----|---|-----|
| a. | <u>Public Lobby</u> | 400 |
| | 1. Location for public entry / receiving | |
| | 2. Walk off mat | |
| | 3. Vision panel to Administrative Assistant to oversee Lobby | |
| | 4. Electronic access door control to remainder of facility | |
| | 5. Exterior video / intercom to Chief's Office / Crew Quarters / Radio Room | |
| | 6. Intercom to Central Dispatch for emergency response requests | |
| | 7. Pamphlet Rack | |
| | 8. Adjacent to Administrative Assistant, Training Classroom, Public Restrooms | |

2. Public Restrooms

| | | | |
|----|---|--------------|-----|
| a. | <u>Public Restrooms</u> | Two (2) @ 60 | 120 |
| | 1. Handicap accessible | | |
| | 2. Male and Female facilities | | |
| | 3. Location to support Training Classroom occupancy and staff use | | |

3. Training Classroom

| | | |
|----|--|-------|
| a. | <u>Training Classroom</u> | 1,200 |
| | 1. Seating for sixty (60) at chairs only; forty-five (45) at training tables | |
| | 2. Podium workstation with AV / data connections | |
| | 3. Audio / Visual capabilities | |
| | 4. Independent sound system | |
| | 5. Lighting on dimmers, varied lighting levels | |
| | 6. WIFI enabled | |
| | 7. Video input and output locations | |
| | 8. Movable tables and chairs | |
| | 9. Presentation wall surface(s) / wall monitors | |
| | 10. Dual use as cot space during natural disasters / emergencies | |
| | 11. Adjacent to Public Lobby / Public Restrooms | |

- b. Furniture Storage 150
1. Storage of tables and chairs
 2. Audio visual equipment
 3. Sound system amplifier location
 4. Directly adjacent to Training Classroom
 5. Lockable
- c. Training Aids Storage 200
1. Medical training aids
 2. CPR training aids
 3. Mannequins, training equipment, supplies
 4. Directly adjacent to Training Classroom
 5. Lockable

4. *Administrative Assistant*

- a. Administrative Assistant 120
1. Workstation for one (1)
 2. Visitor's chairs for two (2)
 3. Waiting area in Public Lobby / Conference Room
 4. File storage, lockable
 5. Bookshelving
 6. Vision panel to Public Lobby
 7. Copier / scanner / fax; networked
 8. Paper shredder
 9. Overhead speaker tone alert / volume control
 10. Natural light
 11. Adjacent to Public Lobby, Chief / Assistant Chief, Administrative Office

5. *Administrative Office*

- a. Administrative Office 100
1. Workstation for one (1)
 2. Visitor's chairs for two (2)
 3. Waiting area in Public Lobby / Conference Room
 4. File storage, lockable
 5. Bookshelving
 6. Vision panel to Public Lobby
 7. Overhead speaker tone alert / volume control
 8. Natural light
 9. Adjacent to Administrative Asst., Chief / Assistant Chief

6. *Chief's Office*

- a. Chief / Assistant Chief's Office 180
1. Workstations for two (2)
 2. Visitor's chairs, one (1) per workstation
 3. File storage, lockable
 4. Bookshelving
 5. Natural light
 6. Overhead speaker tone alert / volume control
 7. Wall monitor with call status
 8. Natural light
 9. Adjacent to Administrative Assistant, Conference Room, Public Lobby

7. *Conference Room*

- a. Conference Room 160
1. Conference table seating for eight (8)
 2. Overhead speaker tone alert / volume control
 3. Wall monitor
 4. Markerboard
 5. Adjacent to Administrative Assistant, Chief's Office, Public Lobby

8. *Equipment Storage*

- a. Equipment Storage 80
1. Storage of department supplies and equipment
 2. Storage of uniforms, jackets, department issued equipment
 4. Adjustable shelving
 5. Adjacent to Administrative Offices, Chief's Office

9. *Crew Entry*

- a. Duty Crew Entry 100
1. Volunteer Entry location with access control
 2. Locker storage for personal items / clothing storage, twenty-five (25), minimum
 3. Radio recharge stations and radio equipment storage
 4. Adjacent to Crew Changing Area, Crew Restroom

10. Crew Changing Room

- a. Crew Changing Room 50
1. Private changing room with privacy locking
 2. Robe hooks
 3. Wall mirror
 4. Adjacent to Crew Entry, Crew Restroom

11. Crew Restroom

- a. Crew Restroom 50
1. Toilet
 2. Sink
 3. Wall mirror
 4. Adjacent to Crew Entry, Crew Changing Room

12. Crew Lounge

- a. Crew Lounge 800
1. Flexible space for waiting, socializing
 2. Comfortable furniture seating
 3. Wall mounted monitor
 4. Overhead speaker tone alert / volume control
 5. Natural light
 6. Convenient to Crew Kitchen, Apparatus Bays

13. Crew Kitchen

- a. Crew Kitchen 400
1. Residential style kitchen
 - a. Range / Hood
 - b. Sinks / Disposal
 - c. Dishwasher
 - d. Microwave
 - e. Refrigerator / Freezer
 - f. Ice machine (small capacity)
 2. Multi-purpose island with seating
 3. Dining table seating for 4-5
 4. Wall mounted monitor
 5. Overhead speaker tone alert / volume control
 6. Convenient to Crew Lounge

14. Crew Bunk Rooms

| | | | |
|----|-------------------|---|------------|
| a. | <u>Bunk Rooms</u> | <u>Five (5) @ 100</u> | <u>500</u> |
| | 1. | Individual rooms for Crew sleeping / studying | |
| | 2. | One (1) twin, extra-long mattress / box spring, side table, lamp. | |
| | 3. | Computer workstation for one (1) at desk | |
| | 4. | Overhead speaker tone alert / volume control | |
| | 5. | Wall mounted monitor | |
| | 6. | Individual temperature controls | |
| | 7. | Adjacent to Crew Restrooms / Showers, away from noise | |

15. Crew Restrooms / Showers

| | | | |
|----|---------------------------------|-----------------------------|------------|
| a. | <u>Crew Restrooms / Showers</u> | <u>Two (2) @ 80</u> | <u>160</u> |
| | 1. | Toilet / Sink / Shower unit | |
| | 2. | Handicap adaptable design | |
| | 3. | Robe hooks | |
| | 4. | Toilet accessories | |
| | 5. | Wall mirror | |
| | 6. | Adjacent to Crew Bunk Rooms | |

16. Fitness Room

| | | | |
|----|---------------------|---|------------|
| a. | <u>Fitness Room</u> | | <u>200</u> |
| | 1. | Stationary fitness equipment / cardio equipment | |
| | 2. | Wall mounted monitor | |
| | 3. | Overhead speaker tone alert / volume control | |
| | 4. | Adjacent to Crew areas | |

17. Laundry Room

| | | | |
|----|---------------------|--|------------|
| b. | <u>Laundry Room</u> | | <u>100</u> |
| | 1. | Washer / Dryer, vented to exterior | |
| | 2. | Sink | |
| | 3. | Folding counter | |
| | 4. | Linen storage cabinets / adjustable shelving | |
| | 5. | Adjacent to Crew areas | |

18. *EMS Medical Inventory Storage*

- | | | |
|----|--|----|
| a. | <u>EMS Medical Inventory Storage</u> | 80 |
| | 1. Shelving for bulk medical supplies | |
| | 2. Access controlled | |
| | 3. Locate adjacent to Apparatus Bays, EMS Medical Supplies Storage | |

19. *EMS Medical Supplies Storage*

- | | | |
|----|--|----|
| a. | <u>EMS Medical Supplies Storage</u> | 60 |
| | 1. Shelving for medical supplies | |
| | 2. Limited access to inventory to restock vehicles | |
| | 3. Locate adjacent to Apparatus Bays, Crew Areas | |

20. *Apparatus Bays*

- | | | |
|----|--|-------|
| a. | <u>Apparatus Bays</u> | 2,400 |
| | 1. Three (3) bays required, (18' wide x 38' long, minimum) to provide for current and future EMS vehicles. One (1) bay to be 45'- 48' bay depth preferred. | |
| | 2. 14' wide x 12' high apparatus bay doors at each bay, vision panels within doors (1 row, minimum) | |
| | 3. 120 V. cord reels @ each bay (30 amps, minimum) | |
| | 4. Exhaust capture system for diesel apparatus (overhead capture and exhaust) | |
| | 5. Trench style floor drains centrally located at each bay with oil and grease entrapment system | |
| | 6. Overhead speaker tone alert / volume control | |
| | 7. Wall mounted monitor with call status | |
| | 8. Multiple hose bibb connections (inside and outside bays) for wash down | |
| | 9. Auto door openers with remotes on all vehicles | |
| | 10. Markerboard / apparatus status and daily check area | |
| | 11. Radio charging station | |
| | 12. Emergency eye wash / deluge shower for decontamination | |
| | 13. Floor sink for cleaning / decontamination of equipment / backboards / etc. | |
| | 14. Radiant floor heating | |
| | 15. Mezzanine storage area with stair access | |

21. *Oxygen Storage Room*

- | | | |
|----|--|----|
| a. | <u>Oxygen Storage Room</u> | 80 |
| | 1. Medical Oxygen storage racks for "empty" and "full" containers (large and small tank sizes) | |
| | 2. Adjacent to exterior parking for drop-off's, Apparatus Bays | |

22. *Data Network Equipment*

- a. Data Network Equipment 80
1. Network server location, rack mounted
 2. Patch panels for telephone / data network
 3. Networked system monitor and keyboard
 4. Telephone system / Data system demarcation point, conduit access to public utility location(s)
 5. Head end location for access control / video surveillance systems, rack mounted
 6. Acoustical control to adjacent spaces
 7. Independent HVAC for cooling demands

23. *Custodial*

- a. Custodial 50
1. Service sink / floor sink
 2. Janitorial supply storage
 3. Cart storage
 4. Equipment storage
 5. Floor cleaning equipment / cleaning supplies / paper supplies storage

24. *Mechanical*

- a. Boiler Room 100
1. Two boilers (min), preferred, high efficiency condensing type
 2. Gas fired burners preferred
 3. Hot water heater
 4. Floor drains
 5. Side-wall venting
- b. HVAC Equipment Roof Mounted / Ceiling
1. Air handling unit(s)
 2. Ducted supply and returns
 3. High efficiency filters
 4. VAV boxes with DDC controls
 5. Zoned systems
 6. Host computer w/in Data Network Equipment
 7. Varied locations throughout facility / roof top

- c. Standby Generator Power exterior enclosure
1. Transfer switch
 2. On-site, uninterruptable fuel supply (72 hour supply, min.), preferred
 3. Muffler system
 4. Day tank
 5. Acoustic enclosure
- d. Electrical Switchgear Room 80
1. Main Distribution Panel (MDP)
 2. Automatic transfer switch
 3. Electrical subpanels
- e. Emergency Electrical / Fire Alarm 80
1. No fire service water supply available to site
 2. Fully addressable fire alarm system / Fire alarm control panel

25. *Circulation*

- a. Corridors w/in Net to Gross
1. 48" clear width (min.)

SPACE NEEDS SUMMARY

Summary Sheet

Square Ft. proposed

EMS Space

| | |
|---|-------------------|
| Public Lobby | 400 |
| Public Restrooms | 120 |
| Training Classroom | 1,550 |
| Administrative Assistant | 120 |
| Administrative Office | 100 |
| Chief's Office | 180 |
| Conference Room | 160 |
| Equipment Storage | 80 |
| Crew Entry | 100 |
| Crew Changing Room | 50 |
| Crew Restroom | 50 |
| Crew Lounge | 800 |
| Crew Kitchen | 400 |
| Crew Bunk Rooms | 500 |
| Crew Restrooms / Showers | 160 |
| Fitness Room | 200 |
| Laundry Room | 100 |
| EMS Medical Inventory Storage | 80 |
| EMS Medical Supplies Storage | 60 |
| Apparatus Bays | 2,400 |
| Oxygen Storage Room | 80 |
| Data Network Equipment | 80 |
| Custodial | 50 |
| Mechanical | 260 |
| Circulation | w/in net to gross |
| Total Net Square Footage | 8,080 |
| Net to Gross Factor (1.10 x apparatus bays) | 240 |
| Net to Gross Factor (1.35 x all other spaces) | 2,000 |
| Total Gross Square Footage Required | 10,320 |

SITE NEEDS ASSESSMENT

- a. Public / Volunteers / Staff Parking 6,400
1. Total number of spaces required = Twenty (20) minimum preferred
 2. Handicap accessible parking, code minimum required
 3. Motorcycle parking on concrete pad, staff use
 4. Convenient to building points of entry
- b. Apparatus Bay Aprons 400
1. Restrict personal vehicle access, access by apparatus only
 2. Convenient parking for first responders / volunteers
 3. Radiant heating to prevent icing / snow removal operations
- c. Flagpoles w/in Landscape Setback
1. One (1) minimum preferred
 3. Internal halyard
 4. Located at public entry
- d. Signs w/in Landscape Setback
1. Department identification
 2. Located at roadside
 3. Located on building
 5. Conforms to Local Zoning
- e. Lighting
1. Lighting in public areas
 2. Lighting in all parking areas
 3. Illuminated walkways
 4. Illuminated entry locations
 5. Lighting coordinated with CCTV locations
- g. CCTV Camera Surveillance
1. Monitoring of all points of entry, staff vehicles
 2. Color, fixed focus cameras at critical areas of surveillance
 3. Weatherproof housings
 4. Within Apparatus Bays
- h. Handicap accessibility
1. Entire facility to be designed for handicap accessibility

- i. Plant Material w/in Landscape Setback
 - 1. Minimize maintenance
 - 2. Eliminate large ground cover

- i. Trash Storage 80
 - 1. Trash storage within portable containers, regular trash and recycled trash
 - 2. Containers on concrete pad away from building

- j. Snow Storage w/in Landscape Setback
 - 1. Provide snow storage capacity at parking areas / site design
 - 2. Coordinate fencing locations with snow removal requirements

- k. Exterior Hose Bibb Locations
 - 1. Provide varied locations around building for maintenance requirements
 - 2. Lockable access
 - 3. Vehicle rinse location at Apparatus Bay aprons

- l. Communications Antenna
 - 1. No ground mounted antenna tower anticipated, building mounted only

- m. Outdoor Dining 400
 - 1. Patio area convenient to Crew Areas
 - 2. Picnic table seating
 - 3. Portable outdoor cooking option

SITE NEEDS SUMMARY

| Site Requirements | Area Estimate (square feet) |
|--|------------------------------------|
| Public / Volunteers / Staff Parking | 6,400 |
| Apparatus Apron | 400 |
| Apparatus Approach | 2,000 |
| Outdoor Patio | 400 |
| SUBTOTAL | 9,200 |
| Building Footprint (one story assumed) | 10,320 |
| Landscaped Setbacks / Zoning Setbacks | 15,500 |
| Future Expansion Potential | 2,000 |
| TOTAL SITE AREA | 37,020 |

DIVIDED BY 43,560 = 0.85 ACRES (MINIMUM BUILDABLE AREA, RECOMMENDED)

Serving the Public Safety Community

J J H

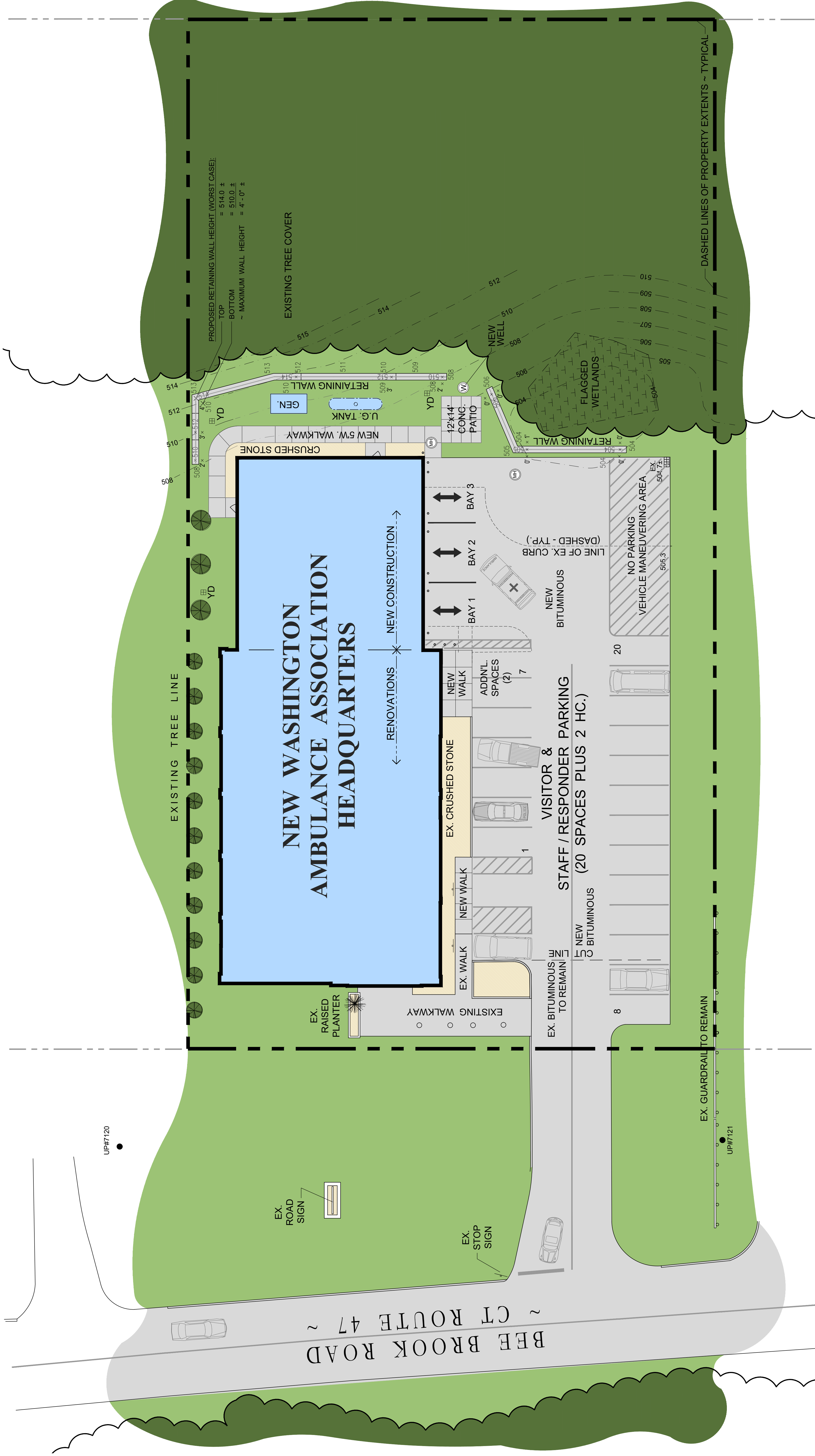
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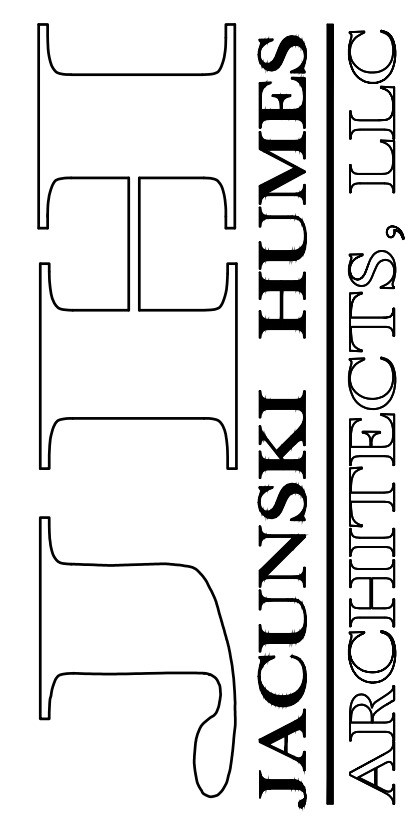
Schematic Design Solutions 2

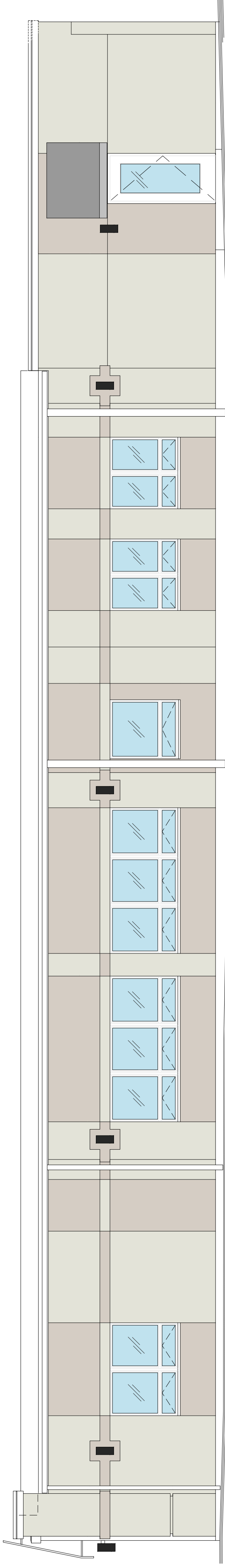


SCHEMATIC SITE PLAN

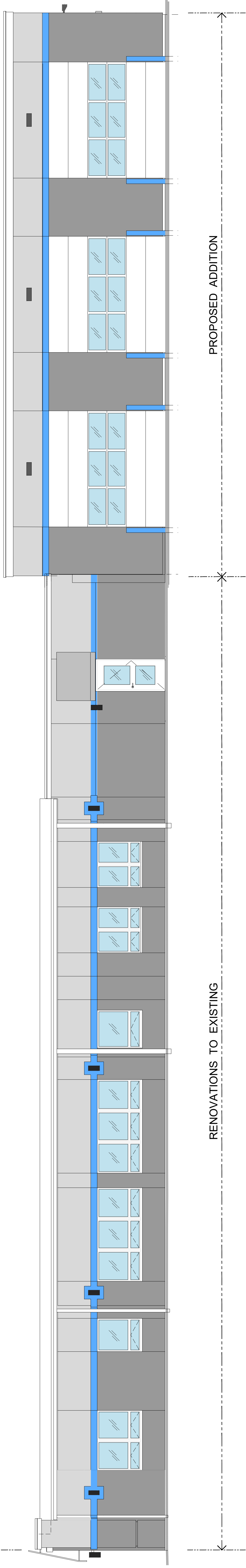
PROPOSED RENOVATION / ADDITION
FOR
WASHINGTON AMBULANCE ASSOCIATION

92 BEE BROOK ROAD WASHINGTON DEPOT, CONNECTICUT





EXISTING SOUTH ELEVATION



RENOVATIONS TO EXISTING

PROPOSED ADDITION

PROPOSED SOUTH ELEVATIONS



PROPOSED RENOVATION / ADDITION
FOR
WASHINGTON AMBULANCE ASSOCIATION

92 BEE BROOK ROAD

WASHINGTON DEPOT, CONNECTICUT

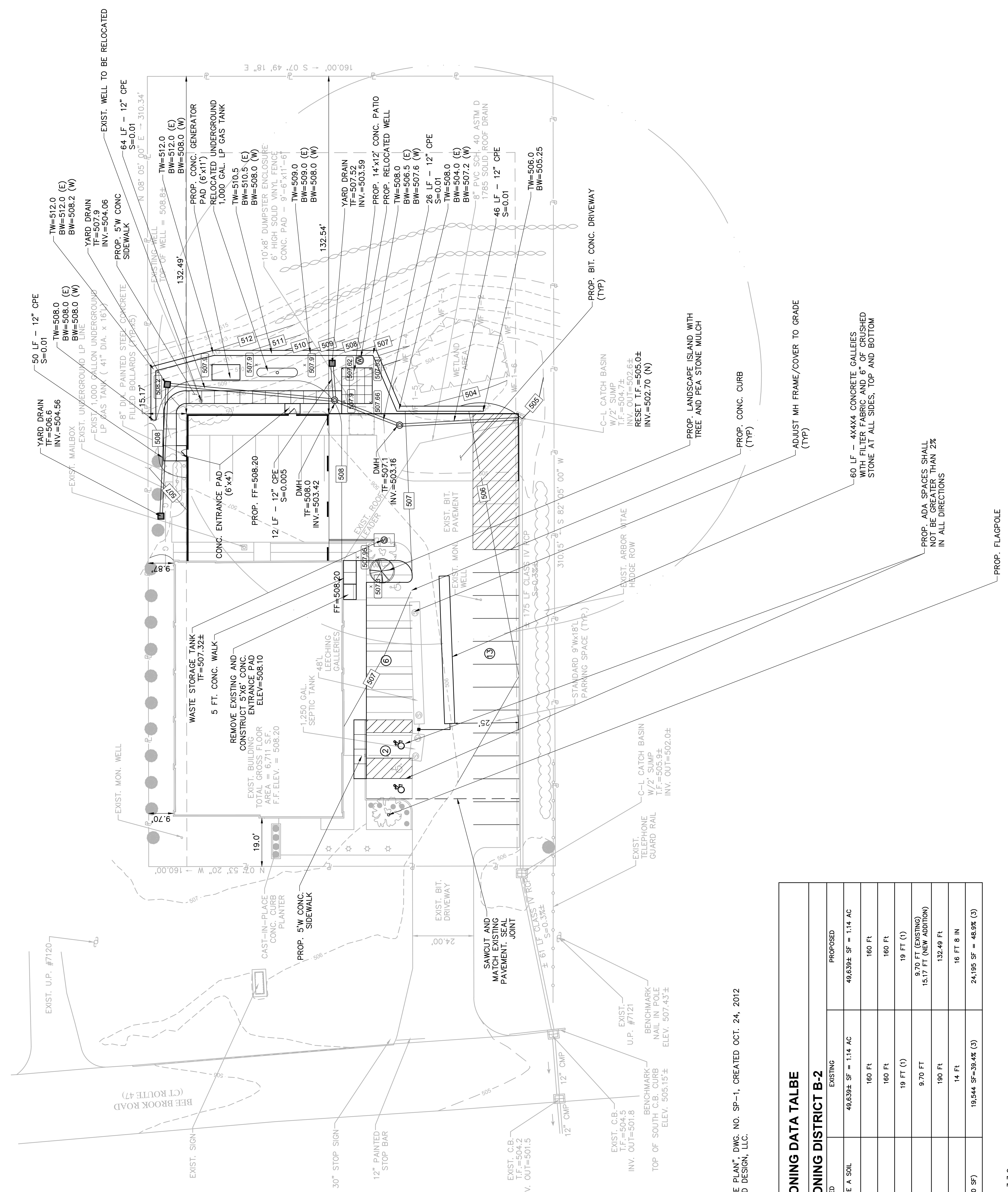
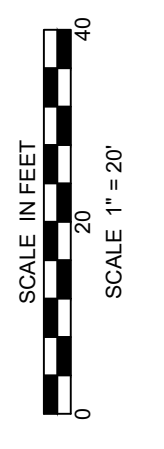
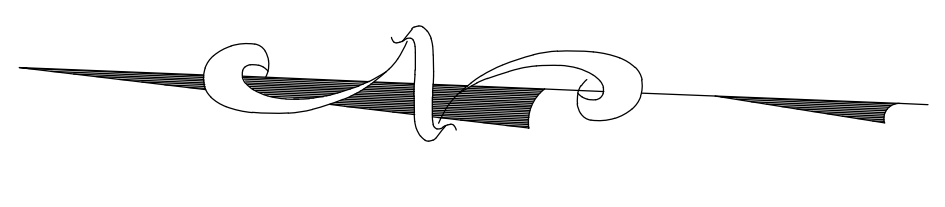
PROPOSED RENOVATION/ADDITION
FOR
WASHINGTON E.M.S.
 92 BEE BROOK ROAD
 WASHINGTON DEPOT, CONNECTICUT

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PROPOSED
CONCEPT
SITE PLAN

PROJ. NO. CE42468
 DRAWING NO. JH2225
 SCALE: 1" = 20'
 DATE: MARCH 14, 2023



NOTE:
 EXISTING SURVEY BASE - REFERENCED FROM "SITE PLAN" DWG. NO. SP-1, CREATED OCT. 24, 2012
 AND REVISED THRU FEB. 14, 2013 BY INDIGO LAND DESIGN, LLC.

| ZONING DATA TABLE | |
|-------------------------|--|
| ZONING DISTRICT B-2 | |
| ITEM | REQUIRED |
| MIN LOT AREA (4) | 1.0 AC. IN TYPE A SOIL 49,639± SF = 1.14 AC |
| MIN. LOT WIDTH | 60 FT |
| MIN. FRONTAGE | 60 FT |
| STREET LINE SETBACK | 50 FT |
| SIDE YARD SETBACK | 15 FT |
| REAR YARD SETBACK | 30 FT |
| MAX BUILDING HEIGHT (2) | 35 |
| MAX LOT COVERAGE (3) | 25% (12,410 SF) |
| | 19,544 SF=39.4% (3) |
| | 24,195 SF = 48.9% (3) |
| | 49,639± SF = 1.14 AC |
| | 160 FT |
| | 160 FT |
| | 19 FT (1) |
| | 9.70 FT |
| | 15.17 FT (NEW ADDITION) |
| | 132.49 FT |
| | 16 FT 8 IN |

- (1) EXISTING NON-COMFORMITY
- (2) PER DEFINITION OF BUILDING HEIGHT SECTION 3.3.9
- (3) MAX. LOT COVERAGE INCLUDES ALL IMPERVIOUS AREAS SUCH AS ROOFS, CONCRETE PADS, AC UNITS, GENERATORS, OIL TANKS, STEPS AND WALKS.
- (4) BASED ON AVAILABLE NRCS MAPPING AND SITE SOIL TESTING DATA FROM 2001, THE SITE IS UNDERLAIN BY A COARSE SAND AND GRAVEL (HICKLEY) WHICH IS GROUP A SOILS.
- (5) 20 PARKING SPACES REQUESTED BY WASHINGTON EMS; 21 SPACES PROVIDED (19 STANDARD SPACES; 1 VAN ACCESSIBLE SPACE; 1 STANDARD ACCESSIBLE SPACE).

Anticipated Project Costs



ANTICIPATED PROJECT COSTS

To the best of our ability, all anticipated project costs associated with the proposed addition and interior renovations to 109 Bee Brook Road, Washington, CT have been identified.

In order to ascertain the costs of interior renovations and new construction, several assumptions have been made as to quality of materials and type of construction. The building materials assumed are consistent with new EMS facilities constructed in the State of Connecticut to insure durability, safety, security, and ease of maintenance over the life of the structure. Within areas of new construction, exterior walls are constructed of load bearing masonry, exterior fenestration is aluminum, interior wall construction is concrete masonry units. Within areas of interior renovations, wall construction in office areas and public spaces is gypsum drywall on light gauge metal framing, flooring in public use spaces is durable and easy to maintain, flooring in wet areas is ceramic tile, flooring in office areas is carpet tiles, ceiling areas in all areas are suspended acoustic tile. The renovated construction includes modifications to existing walls, ceilings, flooring, plumbing, and electrical systems. Costs are also incorporated to provide new heating / cooling through VRF mechanical units with individual room temperature controls. The area of new Apparatus Bay construction will be heated through radiant floor slabs and ventilated only. The new Physical Training Room will be heated and cooled.

Based upon the attached professional cost estimate, as prepared by J.R. Russo, Lebanon, CT, the following anticipated costs have been established:

Estimated Hard Costs:

Additions / Renovations / Sitework: \$3,956,639.93

The “average” cost per square foot anticipated for the interior renovation / new construction is equal to \$427,10 / square foot. This represents to the Town of Washington a considerable savings over a “new build” facility.

A Project Budget Worksheet has been produced and included for the Town of Washington to anticipate “soft costs” and “contingencies” within an EMS Facility Building Project.

The cost to provide furniture, furnishings, and equipment (FF&E) is included within the project soft costs. Historically, the cost to furnish and equip a new EMS Facility is established as an allowance equal to \$20/s.f. An allowance amount of \$185,000 has been included for the purpose of purchasing furniture, fixtures, and equipment needs of the department. No re-use of existing furniture is being proposed due to its condition.

Costs outlined for Telephone and Data Systems are for telephone/intercom and computer network equipment throughout the structure and the cost for a new telephone system. Costs for telephone and data wiring are included within the project hard costs.

Costs outlined for Integrated Technology Systems includes the furnishing and installing of CCTV, Audio recording, Intercom, and Access Control systems that are necessary within an EMS facility to satisfy the needs of the department and public and are included within the projected hard costs within Division 27 and 28.

Finally, a Project Contingency has been included which represents a percentage of the cost of construction and site development. At this stage of planning and cost estimating, it is prudent to anticipate future issues which will impact costs. Once a scheme is identified and developed into a Design Development and Construction Document Phase the Project Contingency can be reassessed and further defined. At this stage of project development, a contingency equal to 10% of the anticipated hard costs is included.

All costs are currently projected for a Spring 2024 construction start. Costs should be increased 3-4% / year to accommodate for cost escalation due to inflation if the project incurs any schedule delays beyond Spring 2024.

It is also anticipated that the construction duration for the completion of the new construction, sitework, and relocation would be approximately twelve (12) months from the award of a construction contract by the Town of Washington.

Due to the uncertainty of when a start date can be established, these project duration estimates have been developed to identify the duration of each activity and have not considered seasonal variances which might impact construction scheduling.

The Town of Washington is also anticipating a Construction Manager at Risk (CM@Risk) form of project delivery. Total project budgets have been derived with the CM @ Risk project delivery method incorporated. All fees for professional services are based upon a percentage of projected hard costs and are within industry standards for their profession. General Conditions, Overhead and Profit, and Bond Costs are included within the professional cost estimate. It is assumed that the Town of Washington will waive all fees for local permitting, but this has not been further verified.

Based upon the information contained above, and outlined on Schematic Design Documents, the attached Professional Cost Estimate and Project Cost Worksheets have been established:

**Proposed Renovations / Addition for
WASHINGTON AMBULANCE ASSOCIATION
92 Bee Brook Road
Washington Depot, CT**

March 20, 2023

Project Budget Worksheet

| | | |
|---|----------------|---------------------|
| Hard Costs: | | |
| Construction Costs (construction and sitework) | \$3,324,908 | |
| General Conditions (5%) | 166,245 | |
| Overhead & Profit (7%) | 223,744 | |
| Bond Costs (2%) | 66,498 | |
| Estimating / Design Contingency (5%) | 166,245 | |
| | | |
| Subtotal | | \$3,956,640 |
| Soft Costs: | | |
| Furniture/Fixtures/Equipment (FF&E) | \$ 185,000 | |
| Architectural / Engineering Fees | 300,000 | |
| Construction Management Fees | 130,000 | |
| Building Equipment / AV Systems | 30,000 | |
| Communications / Radio Equipment | 10,000 | |
| Telephone / Data Systems | 25,000 | |
| Special Inspections / Construction Testing Services | 15,000 | |
| Relocation Costs / Moving Expenses | 5,000 | |
| Printing, Advertising, Bid Expenses | 2,000 | |
| Utility Company Back charges | 10,000 | |
| Land Surveying | 10,000 | |
| Geotechnical Engineering / Soil Borings | 10,000 | |
| Legal Fees / Bonding Costs / Admin. Costs | 50,000 | |
| Builder's Risk Insurance | 50,000 | |
| Local Permitting Fees | assumed waived | |
| Subtotal | | \$ 832,000 |
| Project Contingency (10% of hard costs) | \$ 400,000 | \$ 400,000 |
| Project Total | | \$5,188,6400 |

PROPOSED RENOVATION/ADDITION
WASHINGTON CT EMS STATION
92 BEE BROOK ROAD
WASHINGTON, CT
DRAWINGS DATED JANUARY 27, 2023

| | | |
|----------------------|--------------|-------------|
| New Apparatus Bay | 3,250 | |
| New Mezzanine | 864 | |
| Existing Renovations | 5,150 | |
| TOTAL PROGRAM | 9,264 | Square Feet |

| Line # | SECTION | DESCRIPTION | UNIT | QUANTITY | UNIT COST | SUBTOTAL |
|--------|-----------------|--|--------------|----------|-------------|---------------|
| 1 | 02 40 40 | <u>Select Demolition</u> | | | | |
| 2 | | Remove Exterior Dryvit System | sf | 672 | \$ 1.00 | \$ 672.00 |
| 3 | | Remove Window | ea. | 2 | \$ 500.00 | \$ 1,000.00 |
| 4 | | Remove Conc. Slab for new Plumbing Systems | sf | 208 | \$ 25.00 | \$ 5,200.00 |
| 5 | | Trench Concrete slabs | lf | 150 | \$ 30.00 | \$ 4,500.00 |
| 6 | | Remove CMU for new Doors | sgl ea. | 2 | \$ 1,000.00 | \$ 2,000.00 |
| 7 | | | dbl ea. | 3 | \$ 1,500.00 | \$ 4,500.00 |
| 8 | | Remove Interior Gypsum Bd Walls | sf | 3600 | \$ 4.00 | \$ 14,400.00 |
| 9 | | Remove Flooring | sf | 5120 | \$ 3.00 | \$ 15,360.00 |
| 10 | | Remove Ceilings | sf | 5120 | \$ 2.00 | \$ 10,240.00 |
| 11 | | | | | | |
| 12 | 03 30 00 | <u>Cast in Place Concrete</u> | | | | |
| 13 | | Concrete Structure: | Material cy | 63 | \$ 175.00 | \$ 11,025.00 |
| 14 | | Footings LF | labor cy | 17 | \$ 250.00 | \$ 4,250.00 |
| 15 | | Walls | labor cy | 34 | \$ 325.00 | \$ 11,050.00 |
| 16 | | CMU Haunches | labor cy | 12 | \$ 100.00 | \$ 1,200.00 |
| 17 | | Expansion Joint | lf | 300 | \$ 5.00 | \$ 1,500.00 |
| 18 | | Slabs on Grade | 5" sf | 1368 | \$ 9.00 | \$ 12,312.00 |
| 19 | | Slabs on Grade | 8" sf | 2566 | \$ 13.00 | \$ 33,358.00 |
| 20 | | Slabs on Deck | 5" sf | 864 | \$ 10.00 | \$ 8,640.00 |
| 21 | | Pumps | ea. | 3 | \$ 2,000.00 | \$ 6,000.00 |
| 22 | | Reinforcement Steel | Tons | 9 | \$ 2,000.00 | \$ 18,000.00 |
| 23 | | | | | | |
| 24 | 04 20 00 | <u>Unit Masonry</u> | | | | |
| 25 | | CMU Walls 12" Ext | sf | 3648 | \$ 40.00 | \$ 145,920.00 |
| 26 | | 8" Interior | sf | 1760 | \$ 30.00 | \$ 52,800.00 |
| 27 | | CMU Repairs at new Door Entry | Sgl ea. | 5 | \$ 1,000.00 | \$ 5,000.00 |
| 28 | | | dbl ea. | 1 | \$ 1,200.00 | \$ 1,200.00 |
| 29 | | | | | | |
| 30 | 05 12 00 | <u>Steel Items</u> | | | | |
| 31 | | Bldg. Area | Roof sf | 3250 | \$ 35.00 | \$ 113,750.00 |
| 32 | | | Mezzanine sf | 684 | \$ 25.00 | \$ 17,100.00 |
| 33 | 05 50 00 | <u>Misc.</u> | | | | |
| 34 | | Lintels Ext | Galv. lf | 45 | \$ 115.00 | \$ 5,175.00 |
| 35 | | Int. | Ptg. lf | 80 | \$ 25.00 | \$ 2,000.00 |
| 36 | | O H Door Channel Frames | ea. | 3 | \$ 5,000.00 | \$ 15,000.00 |
| 37 | | Cast Iron Boots | ea. | 6 | \$ 750.00 | \$ 4,500.00 |
| 38 | | Handrails | allow lf | 40 | \$ 100.00 | \$ 4,000.00 |
| 39 | | Bollards | ea. | 6 | \$ 450.00 | \$ 2,700.00 |
| 40 | 06 10 04 | <u>Rough Carpentry</u> | | | | |
| 41 | | Roof/Steel Blocking | 2 x 6 lf | 600 | \$ 8.00 | \$ 4,800.00 |
| 42 | | Window Blocking | 2 x 6 lf | 100 | \$ 10.00 | \$ 1,000.00 |
| 43 | | Misc. Blocking | TOTAL sf | 9624 | \$ 1.00 | \$ 9,624.00 |
| 44 | | | | | | |

| | | | | | | | | | | |
|-----|-----------------|--|--------------|-----------|------|------|-----------|----------|------------|-----------|
| 45 | 06 20 23 | <u>Finish Carpentry</u> | | | | | | | | |
| 46 | | Allow | | allow | 1 | \$ | 5,000.00 | \$ | 5,000.00 | |
| 47 | | | | | | | | | | |
| 48 | 06 44 00 | <u>Millwork</u> | | | | | | | | |
| 49 | | Uppers Cabinets | | lf | 80 | \$ | 100.00 | \$ | 8,000.00 | |
| 50 | | Lower Base with Countertops | | lf | 80 | \$ | 250.00 | \$ | 20,000.00 | |
| 51 | | Counter Tops | | lf | 88 | \$ | 75.00 | \$ | 6,600.00 | |
| 52 | | Island | | lf | 10 | \$ | 350.00 | \$ | 3,500.00 | |
| 53 | | Coat/Shelf Units | | lf | 8 | \$ | 30.00 | \$ | 240.00 | |
| 54 | | Changing Benches | | ea. | 2 | \$ | 750.00 | \$ | 1,500.00 | |
| 55 | | | | | | | | | | |
| 56 | 07 21 00 | <u>Building Ins.</u> | | | | | | | | |
| 57 | | Foundation | | sf | 912 | \$ | 5.00 | \$ | 4,560.00 | |
| 58 | | Ceiling | | sf | 0 | \$ | 6.00 | \$ | - | |
| 59 | | Sound Insulation | (New Walls) | sf | 4400 | \$ | 6.00 | \$ | 26,400.00 | |
| 60 | | | | | | | | | | |
| 61 | 07 24 00 | <u>EIFS Systems</u> | | | | | | | | |
| 62 | | | Crown | sf | 3200 | \$ | 20.00 | \$ | 64,000.00 | |
| 63 | | | | lf | 228 | \$ | 40.00 | \$ | 9,120.00 | |
| 64 | 07 50 00 | <u>Membrane Roofing</u> | | | | | | | | |
| 65 | | | | sf | 3250 | \$ | 45.00 | \$ | 146,250.00 | |
| 66 | 07 72 00 | <u>Roof Spec.</u> | | | | | | | | |
| 67 | | Leaders | | lf | 64 | \$ | 35.00 | \$ | 2,240.00 | |
| 68 | | Gutters | | lf | 64 | \$ | 35.00 | \$ | 2,240.00 | |
| 69 | | | | | | | | | | |
| 70 | 07 84 00 | <u>Firestop Systems</u> | | | | | | | | |
| 71 | | <u>Fire Resistant Joint Systems</u> | | sf | 9264 | \$ | 0.50 | \$ | 4,632.00 | |
| 72 | | | | sf | 9264 | \$ | 0.50 | \$ | 4,632.00 | |
| 73 | 07 92 00 | <u>Caulking</u> | Misc. | Int. | sf | 9264 | \$ | 0.50 | \$ | 4,632.00 |
| 74 | | | | Ext. | sf | 3648 | \$ | 1.50 | \$ | 5,472.00 |
| 75 | 08 11 13 | <u>H/M Drs/Fr.</u> | | | | | | | | |
| 76 | | Hollow Metal Dr Frames -Sg | | new | ea. | 22 | \$ | 250.00 | \$ | 5,500.00 |
| 77 | | Hollow Metal Dr Frames-DB. | | mew | ea. | 8 | \$ | 350.00 | \$ | 2,800.00 |
| 78 | | Fiberglass Doors | | Insulated | ea. | 2 | \$ | 1,500.00 | \$ | 3,000.00 |
| 79 | | HMF Sidelights | | Int | sf | 60 | \$ | 25.00 | \$ | 1,500.00 |
| 80 | | Remove and Reinstall Existing at Admin Assistant | | | ea. | 1 | \$ | 800.00 | \$ | 800.00 |
| 81 | | | | | | | | | | |
| 82 | 08 14 00 | <u>Wood Doors</u> | | | | | | | | |
| 83 | | | | ea. | 30 | \$ | 500.00 | \$ | 15,000.00 | |
| 84 | 08 31 13 | <u>Access Doors</u> | | allow | ea. | 4 | \$ | 75.00 | \$ | 300.00 |
| 85 | | | | | | | | | | |
| 86 | 08 36 13 | <u>Overhead Sectional Doors</u> | | | | | | | | |
| 87 | | | | ea. | 3 | \$ | 10,000.00 | \$ | 30,000.00 | |
| 88 | 08 41 13 | <u>Alum. Storefront</u> | | | | | | | | |
| 89 | | Aluminum Entrances | Ext | pair | ea. | 0 | \$ | 5,500.00 | \$ | - |
| 90 | | Aluminum Entrances | Ext | single | ea. | 1 | \$ | 3,000.00 | \$ | 3,000.00 |
| 91 | | Interior Doors | Int. | single | ea. | 0 | \$ | 2,500.00 | \$ | - |
| 92 | | Store Front System | | ext. | sf | 0 | \$ | 75.00 | \$ | - |
| 93 | | | | int. | sf | 0 | \$ | 60.00 | \$ | - |
| 94 | | | | | | | | | | |
| 95 | 08 50 00 | <u>Window Systems</u> | | New | sf | 50 | \$ | 65.00 | \$ | 3,250.00 |
| 96 | | | | | | | | | | |
| 97 | 08 71 00 | <u>Fin Hdwre</u> | | | | | | | | |
| 98 | | H/M & Wood | (New) | interior | ea. | 30 | \$ | 600.00 | \$ | 18,000.00 |
| 99 | | Aluminum | | exterior | ea. | 3 | \$ | 1,300.00 | \$ | 3,900.00 |
| 100 | | | | | | | | | | |
| 101 | 08 80 00 | <u>Glazing</u> | | | | | | | | |
| 102 | | Misc. Glazing | 25% of Door: | ea. | 8 | \$ | 300.00 | \$ | 2,400.00 | |

| | | | | | | | | |
|-----|---|---------------------|-------|-------|----|----------|----|-----------|
| 103 | H/M Frames | | sf | 60 | \$ | 30.00 | \$ | 1,800.00 |
| 104 | Opaque Glazing at Exterior Window | | sf | 16 | \$ | 100.00 | \$ | 1,600.00 |
| 105 | | | | | | | | |
| 106 | 08 83 00 Mirrors | Bathrooms @ sinks | ea. | 5 | \$ | 200.00 | \$ | 1,000.00 |
| 107 | | | | | | | | |
| 108 | 08 91 19 Louvers/Vents | | allow | 3 | \$ | 300.00 | \$ | 900.00 |
| 109 | | | | | | | | |
| 110 | 09 21 00 Drywall | | | | | | | |
| 111 | Int. 6" Non Bearing Stud, 1 layer each side 5/8 | | sf | 4400 | \$ | 12.00 | \$ | 52,800.00 |
| 112 | Typical Soffits | | lf | 150 | \$ | 30.00 | \$ | 4,500.00 |
| 113 | Suspended GWB Ceiling Systems | | sf | 300 | \$ | 16.00 | \$ | 4,800.00 |
| 114 | Gypsum System Patches | | hours | 60 | \$ | 100.00 | \$ | 6,000.00 |
| 115 | | | | | | | | |
| 116 | 09 30 00 Ceramic Tile | Floors | sf | 272 | \$ | 14.00 | \$ | 3,808.00 |
| 117 | Wet Wall | Walls | sf | 1188 | \$ | 14.00 | \$ | 16,632.00 |
| 118 | | | | | | | | |
| 119 | 09 30 10 Quartz | Kitchen | sf | 380 | \$ | 15.00 | \$ | 5,700.00 |
| 120 | | | | | | | | |
| 121 | 09 40 00 Industrial Floor Systems | Epoxy | sf | 4114 | \$ | 17.00 | \$ | 69,938.00 |
| 122 | | | | | | | | |
| 123 | 09 51 13 Acoustical Ceilings | | | | | | | |
| 124 | Standard 2/4 | 50% Existing clg. | sf | 2635 | \$ | 6.00 | \$ | 15,810.00 |
| 125 | | | | | | | | |
| 126 | 09 65 10 Resilient Tile | SVT or Carpet Tiles | sf | 4498 | \$ | 10.00 | \$ | 44,980.00 |
| 127 | Res Base | Base | lf | 1200 | \$ | 3.50 | \$ | 4,200.00 |
| 128 | | | | | | | | |
| 129 | 09 72 00 Wall Coverings | | Allow | 0 | \$ | - | \$ | - |
| 130 | | | | | | | | |
| 131 | 09 91 00 Int Paint | | | | | | | |
| 132 | Paint: Interior Walls | Gypsum | sf | 20150 | \$ | 2.00 | \$ | 40,300.00 |
| 133 | | CMU | sf | 7168 | \$ | 2.00 | \$ | 14,336.00 |
| 134 | H/M-Frames | (New & Existing) | ea. | 36 | \$ | 85.00 | \$ | 3,060.00 |
| 135 | H/M Doors-Wd Doors | (New & Existing) | ea. | 40 | \$ | 125.00 | \$ | 5,000.00 |
| 136 | Gypsum Ceilings | | sf | 450 | \$ | 2.00 | \$ | 900.00 |
| 137 | Exposed Structure Above | | sf | 4114 | \$ | 3.00 | \$ | 12,342.00 |
| 138 | Existing Exterior EIFS | | sf | 3360 | \$ | 3.00 | \$ | 10,080.00 |
| 139 | | | | | | | | |
| 140 | 10 00 00 Misc. Specialties | SF Area | Allow | 3250 | \$ | 2.00 | \$ | 6,500.00 |
| 141 | | | | | | | | |
| 142 | 10 11 00 Visual Display Surfaces | by Others | | 0 | \$ | - | \$ | - |
| 143 | TV | by Others | | 0 | \$ | - | \$ | - |
| 144 | | | | | | | | |
| 145 | 10 12 00 Bulletin Bd/Display Cases | by Others | | 0 | \$ | 3,500.00 | \$ | - |
| 146 | | | | | | | | |
| 147 | 10 14 00 Interior Signage | | allow | 45 | \$ | 35.00 | \$ | 1,575.00 |
| 148 | Building Plaque | | allow | 1 | \$ | 1,500.00 | \$ | 1,500.00 |
| 149 | Exterior Signage | | allow | 1 | \$ | 3,000.00 | \$ | 3,000.00 |
| 150 | | | | | | | | |
| 151 | 10 21 13 Toilet Compartments | | | | | | | |
| 152 | H/C | | ea. | 0 | \$ | 1,800.00 | \$ | - |
| 153 | NON H/C | | ea. | 0 | \$ | 1,400.00 | \$ | - |

| | | | | | | | | |
|-----|----------|------------------------------------|-------------|---------|------|--------|-----------|---------------|
| 154 | | Urinal | ea. | 0 | \$ | 400.00 | \$ | - |
| 155 | | | | | | | | |
| 156 | 10 26 00 | <u>Wall Protection</u> | NIC | sf | 0 | \$ | 17.00 | \$ - |
| 157 | | | | | | | | |
| 158 | 10 28 00 | <u>Toilet Accessories</u> | HC | Toilets | 2 | \$ | 1,400.00 | \$ 2,800.00 |
| 159 | | | Non HC | Toilets | 3 | \$ | 1,000.00 | \$ 3,000.00 |
| 160 | | | Shower Rods | ea. | 4 | \$ | 150.00 | \$ 600.00 |
| 161 | | | | | | | | |
| 162 | 10 44 16 | <u>Fire Protection Specialties</u> | Fire Ext. | set | 3 | \$ | 275.00 | \$ 825.00 |
| 163 | | | | | | | | |
| 164 | 10 51 00 | <u>Personal Property Lockers</u> | | | | | | |
| 165 | | Staff Lockers | | ea. | 40 | \$ | 500.00 | \$ 20,000.00 |
| 166 | | | | | | | | |
| 167 | 10 82 00 | <u>Mats</u> | Entry | sf | 100 | \$ | 15.00 | \$ 1,500.00 |
| 168 | | | | | | | | |
| 169 | 11 09 00 | <u>Fire Equipment</u> | | | | | | |
| 170 | | Plymovent System | Parking | ea. | 4 | \$ | 8,000.00 | \$ 32,000.00 |
| 171 | | Washer/Dryer | Industrial | ea. | 2 | \$ | 4,000.00 | \$ 8,000.00 |
| 172 | | | | | | | | |
| 173 | 11 19 16 | <u>Specialty Storage</u> | By Others | sf | 0 | \$ | - | \$ - |
| 174 | | | | | | | | |
| 175 | 11 31 00 | <u>Appliances</u> | Gas Range | ea. | 1 | \$ | 3,500.00 | \$ 3,500.00 |
| 176 | | Micro Wave | | ea. | 1 | \$ | 350.00 | \$ 350.00 |
| 177 | | Refer | | ea. | 1 | \$ | 2,300.00 | \$ 2,300.00 |
| 178 | | Ice Maker | | ea. | 1 | \$ | 1,500.00 | \$ 1,500.00 |
| 179 | | Washer/Dryer | | ea. | 2 | \$ | 1,800.00 | \$ 3,600.00 |
| 180 | | Kitchen Hood | | ea. | 1 | \$ | 450.00 | \$ 450.00 |
| 181 | | | | | | | | |
| 182 | 12 06 20 | <u>Window Treatments</u> | | sf | 0 | \$ | 6.00 | \$ - |
| 183 | | | | | | | | |
| 184 | 12 93 00 | <u>Site Furnishings</u> | | | | | | |
| 185 | | Flagpoles | | ea. | 1 | \$ | 4,000.00 | \$ 4,000.00 |
| 186 | | | | | | | | |
| 187 | 21 00 00 | <u>Fire Protection</u> | NIC | sf | 0 | \$ | 8.00 | \$ - |
| 188 | | | | | | | | |
| 189 | 22 00 00 | <u>Plumbing Systems</u> | | | | | | |
| 190 | | Demolition | | hrs. | 64 | \$ | 100.00 | \$ 6,400.00 |
| 191 | | New Bathroom Fixtures | | set | 5 | \$ | 5,000.00 | \$ 25,000.00 |
| 192 | | New Bathroom Plumbing | | ea. | 3 | \$ | 6,000.00 | \$ 18,000.00 |
| 193 | | New Shower Stalls | | ea. | 2 | \$ | 5,000.00 | \$ 10,000.00 |
| 194 | | New Sinks at Counters | | ea. | 2 | \$ | 1,500.00 | \$ 3,000.00 |
| 195 | | Washer Dryer Plumbing | | ea. | 2 | \$ | 1,200.00 | \$ 2,400.00 |
| 196 | | Mop Sink & Plumbing | | ea. | 1 | \$ | 3,000.00 | \$ 3,000.00 |
| 197 | | Gas Range Connection | | ea. | 1 | \$ | 2,000.00 | \$ 2,000.00 |
| 198 | | Apparatus Bay Trench Grates | | lf | 125 | \$ | 150.00 | \$ 18,750.00 |
| 199 | | Domestic Hot Water Heater | | ea. | 1 | \$ | 15,000.00 | \$ 15,000.00 |
| 200 | 23 00 00 | <u>HVAC Systems</u> | New | sf | 4114 | \$ | 45.00 | \$ 185,130.00 |
| 201 | | Radiant Floor System | New | sf | 3250 | \$ | 20.00 | \$ 65,000.00 |
| 202 | | Demolition of Existing | | sf | 5150 | \$ | 5.00 | \$ 25,750.00 |
| 203 | | New @ Existing Area | | sf | 5150 | \$ | 35.00 | \$ 180,250.00 |

| | | | | | | | | | |
|-----|----------|--------------------------------|----------|-------|-------|----|------------|----|------------|
| 204 | | | | | | | | | |
| 205 | 25 00 00 | Integrated Automation | | sf | 9264 | \$ | 5.00 | \$ | 46,320.00 |
| 206 | | | | | | | | | |
| 207 | 26 00 00 | Electrical | | | | | | | |
| 208 | | Demolition | | sf | 5150 | \$ | 5.00 | \$ | 25,750.00 |
| 209 | | New at Addition | | sf | 4114 | \$ | 55.00 | \$ | 226,270.00 |
| 210 | | New at Existing | 50% | sf | 2575 | \$ | 55.00 | \$ | 141,625.00 |
| 211 | | Emergency Generator | | ea. | 1 | \$ | 350,000.00 | \$ | 350,000.00 |
| 212 | | Re Feed Swtichgear | | lf | 1 | \$ | 35,000.00 | \$ | 35,000.00 |
| 213 | | | | | | | | | |
| 214 | 27 00 00 | Communications | New | sf | 4114 | \$ | 10.00 | \$ | 41,140.00 |
| 215 | | | Existing | sf | 5150 | \$ | 10.00 | \$ | 51,500.00 |
| 216 | | | | | | | | | |
| 217 | 28 00 00 | Security Systems | | sf | 9264 | \$ | 12.00 | \$ | 111,168.00 |
| 218 | | | | | | | | | |
| 219 | 31 11 00 | Site Clearing | | | | | | | |
| 220 | | Remove Pavement | | sf | 12540 | \$ | 2.00 | \$ | 25,080.00 |
| 221 | | Tree Removal | | ea. | 9 | \$ | 500.00 | \$ | 4,500.00 |
| 222 | | Clear & Grub | | sf | 3000 | \$ | 2.00 | \$ | 6,000.00 |
| 223 | | | | | | | | | |
| 224 | 31 15 00 | Site Demolition | | | | | | | |
| 225 | | Remove Dumpster Pad | | ea. | 1 | \$ | 1,500.00 | \$ | 1,500.00 |
| 226 | | Abandon Well | | ea. | 1 | \$ | 2,000.00 | \$ | 2,000.00 |
| 227 | | Remove Bollards | | ea. | 5 | \$ | 50.00 | \$ | 250.00 |
| 228 | | Saw Cut Bituminous | | lf | 50 | \$ | 15.00 | \$ | 750.00 |
| 229 | | Remove Concrete Walks | | sf | 325 | \$ | 7.00 | \$ | 2,275.00 |
| 230 | | Remove Concrete Stoops | | ea. | 2 | \$ | 300.00 | \$ | 600.00 |
| 231 | | Remove UG LP Tank | | ea. | 1 | \$ | 1,500.00 | \$ | 1,500.00 |
| 232 | | Disposal by Others | | NIC | 0 | \$ | - | \$ | - |
| 233 | | | | | | | | | |
| 234 | 31 20 00 | Rough Grading | | | | | | | |
| 235 | | Building Improvement Footprint | | sf | 3250 | \$ | 0.75 | \$ | 2,437.50 |
| 236 | | Fill | | cy | 700 | \$ | 30.00 | \$ | 21,000.00 |
| 237 | | | | | | | | | |
| 238 | 31 23 00 | Building Excavation | | | | | | | |
| 239 | | Linear Footings | | cy | 135 | \$ | 35.00 | \$ | 4,725.00 |
| 240 | | Slab Sub Base | | cy | 160 | \$ | 45.00 | \$ | 7,200.00 |
| 241 | | CMU Haunches | | lf | 160 | \$ | 10.00 | \$ | 1,600.00 |
| 242 | | MEP | | allow | 1 | \$ | 5,000.00 | \$ | 5,000.00 |
| 243 | | | | | | | | \$ | - |
| 244 | 31 23 10 | Building Backfill | | | | | | \$ | - |
| 245 | | Walls | | cy | 102 | \$ | 40.00 | \$ | 4,080.00 |
| 246 | | Backfill Material | | cy | 90 | \$ | 40.00 | \$ | 3,600.00 |
| 247 | | Slab Prep | | sf | 3250 | \$ | 2.00 | \$ | 6,500.00 |
| 248 | | | | | | | | | |
| 249 | 31 25 00 | Erosion Controls | | | | | | | |
| 250 | | Anti Track Pad | | ea. | 1 | \$ | 3,500.00 | \$ | 3,500.00 |
| 251 | | Silt Fence | | lf | 300 | \$ | 7.00 | \$ | 2,100.00 |
| 252 | | Storm System Maintenance | | ls | 1 | \$ | 1,500.00 | \$ | 1,500.00 |
| 253 | | | | | | | | | |
| 254 | 31 11 00 | Site Concrete | | | | | | | |

| | | | | | | | | |
|-----|---------------------------------------|----------------------|-------|------|----|-----------|----|-----------------|
| 255 | Sidewalks | | sf | 1122 | \$ | 12.00 | \$ | 13,464.00 |
| 256 | Dumpster Pad | | sf | 150 | \$ | 25.00 | \$ | 3,750.00 |
| 257 | Transformer Pad | | ea. | 1 | \$ | 3,500.00 | \$ | 3,500.00 |
| 258 | Generator Pad | | sf | 66 | \$ | 30.00 | \$ | 1,980.00 |
| 259 | Aprons | | sf | 192 | \$ | 25.00 | \$ | 4,800.00 |
| 260 | | | | | | | | |
| 261 | 32 16 00 Concrete Curbing | | lf | 110 | \$ | 50.00 | \$ | 5,500.00 |
| 262 | | | | | | | | |
| 263 | 32 17 00 Bituminous Pavement | | | | | | | |
| 264 | Pavement | Heavy Duty | sy | 1300 | \$ | 47.00 | \$ | 61,100.00 |
| 265 | | Regular Duty | sy | 0 | \$ | 35.00 | \$ | - |
| 266 | Bituminous Curbing | | lf | 0 | \$ | 10.00 | \$ | - |
| 267 | Markings | Regular | ea. | 18 | \$ | 75.00 | \$ | 1,350.00 |
| 268 | | H/C | ea. | 2 | \$ | 125.00 | \$ | 250.00 |
| 269 | | Arrows | ea. | 4 | \$ | 100.00 | \$ | 400.00 |
| 270 | Signage | H/C | ea. | 2 | \$ | 299.00 | \$ | 598.00 |
| 271 | | Stop | ea. | 1 | \$ | 175.00 | \$ | 175.00 |
| 272 | | Traffic | ea. | 2 | \$ | 175.00 | \$ | 350.00 |
| 273 | | | | | | | | |
| 274 | 32 32 00 Retaining Wall | | sf | 540 | \$ | 40.00 | \$ | 21,600.00 |
| 275 | | | | | | | | |
| 276 | 32 92 00 Turf & Grasses | | sf | 7000 | \$ | 0.30 | \$ | 2,100.00 |
| 277 | | | | | | | | |
| 278 | 32 93 00 Plants | | allow | 1 | \$ | 5,000.00 | \$ | 5,000.00 |
| 279 | | | | | | | | |
| 280 | 33 10 00 Water Utilities | | | | | | | |
| 281 | New Well System | | ls | 1 | \$ | 25,000.00 | \$ | 25,000.00 |
| 282 | | | | | | | | |
| 283 | 33 30 00 Sanitary Sewerage | | | | | | | |
| 284 | Leaching Fields | | lf | 60 | \$ | 350.00 | \$ | 21,000.00 |
| 285 | Adjust Frames | | ea. | 2 | \$ | 250.00 | \$ | 500.00 |
| 286 | | | | | | | | |
| 287 | 33 30 00 Storm Water Utilities | | | | | | | |
| 288 | Yard Drains | | ea. | 3 | \$ | 2,500.00 | \$ | 7,500.00 |
| 289 | Man Holes | | ea. | 2 | \$ | 3,500.00 | \$ | 7,000.00 |
| 290 | Piping | | lf | 190 | \$ | 35.00 | \$ | 6,650.00 |
| 291 | Oil Separator | | ea. | 1 | \$ | 5,000.00 | \$ | 5,000.00 |
| 292 | | Piping to Storm Line | lf | 50 | \$ | 100.00 | \$ | 5,000.00 |
| 293 | | | | | | | | |
| 294 | 33 50 00 Gas Utilities | | | | | | | |
| 295 | New LP Tank | By Owner | NIC | 0 | \$ | - | \$ | - |
| 296 | Excavate and Backfill | Tank | ea. | 1 | \$ | 3,000.00 | \$ | 3,000.00 |
| 297 | Trench to Bldg. | | lf | 146 | \$ | 10.00 | \$ | 1,460.00 |
| 298 | | | | | | | | |
| 299 | 33 70 00 Electrical Utilities | | | | | | | |
| 300 | Conduits to Pad | 2 each | lf | 400 | \$ | 25.00 | \$ | 10,000.00 |
| 301 | CATV/Phone/Fiber | 3 each | lf | 600 | \$ | 25.00 | \$ | 15,000.00 |
| 302 | Excavation | | lf | 200 | \$ | 40.00 | \$ | 8,000.00 |
| 303 | Concrete Cover | | sf | 200 | \$ | 15.00 | \$ | 3,000.00 |
| | | | | | | | \$ | - |
| | 48 14 00 Solar Equipment | Junction Box Only | ea | 1 | \$ | 9,000.00 | \$ | <u>9,000.00</u> |

| | | | |
|-----|-------------------------|---|------------------------|
| 304 | | SUBTOTAL CONSTRUCTION COSTS | \$ 3,324,907.50 |
| 305 | | | |
| 306 | | GENERAL CONDITIONS @ 5% | \$ 166,245.38 |
| 307 | | OVERHEAD & PROFIT@ 7% | \$ 232,743.53 |
| 308 | | BOND COSTS @ 2% | \$ 66,498.15 |
| 309 | | PERMIT FEE | \$ - |
| | | | WAIVED |
| 310 | | CONTINGENCY @ 5% | \$ 166,245.38 |
| 311 | | TOTAL CONSTRUCTION PROGRAM COSTS | \$ 3,956,639.93 |
| 312 | | | |
| 313 | | SQUARE FOOT COSTS | \$ 427.10 |
| 314 | JRR LLC 3/6/2023 | | |
| | revised 3/20/23 | | |

Serving the Public Safety Community

J J H
JACUNSKI HUMES

ARCHITECTS, LLC

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