



Town of East Lyme
 Board of Selectmen Ad-Hoc
 Public Safety Building Vision Committee
 October 29, 2019 @ 5:30 p.m.
 East Lyme Town Hall – Conference Room 1

Oct 30 2019 AT 5:17 AM/PM
 [Signature]
 EAST LYME TOWN CLERK

Members Present: Mark Powers, Kevin Seery, Dan Cunningham, Anne Santoro, Joe Barry, Dan Price, Bill Cornelius, Paul Dagle, Lisa Picarazzi, Mike Finkelstein

Also in Attendance: Brian Cleveland and William Silver from Silver/Petrucci & Associates

Excused: Tony Buglione, Bill Weber

1. Call to Order / 2. Pledge of Allegiance

Chairman Dagle called the meeting to order at 5:30 p.m. and led the pledge of allegiance.

3. Approval of Minutes: October 24, 2019

Kevin Seery made a motion to approve the minutes from October 24, 2019, Bill Cornelius 2nd the motion, the motion passed 9-0-1 Chief Finkelstein abstained.

4. Continued Discussion: Silver/Petrucci Revised Concept Plan

Charmain Dagle noted Brian Cleveland from Silver/Petrucci has the revised cost estimate to present tonight. He began by bringing forth questions raised by the committee members who attended the October 24th meeting. Chairman Dagle noted all members present will be afforded time to bring up additional questions. He stated the committee's next order of business will be to prepare for approving the concept to allow Silver/Petrucci to begin the detailed design, then an actual cost estimate can be done. The current estimate is approximately 2.2M and it needs to be closer to the 1.7M available. Chairman Dagle asked for the latest revised plan (Attachment A: Option 3 Revision 2: Demolition & Floor Plan) to the Committee.

Brian Cleveland noted the location of the lunch room in the initial Option #3 plan has been switched with the Communications Equipment room, as it is currently a lunch room. Another change was enclosure of the existing interior stairwell and addition of exterior stairs to the parking area on the West end of the building to allow egress from the second floor without entering the secure area of the Police Department. Brian stressed the importance of this second egress from the second-floor area.

Chairman Dagle began review of the questions raised at the last meeting:

- Concern with size of the conference room was discussed and considered adequate.
- Elevator: From an ADA standpoint, is the elevator required seeing the second floor will not be occupied.

Brian stated the "primary function area" must be accessible. With the current plan leaving the second floor unoccupied, it does not need to be accessible which leaves the option to add the elevator at a later date.

Anne Santoro asked how using the second floor as storage space would affect the ADA requirement.

Brian responded that storage space is not a primary function of the building.

Chairman Dagle stated the committee would like to see the elevator in, but it is good to know it can be added in at a later date if funds aren't available now.

- How does option #3, revision 1 affect the 50% rehab number?

Brian stated the new number is at 49.3%. If the holding cells aren't put in, the number would down by 10%.

- 88' for the second floor shown for the program area represents what?



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Brian stated this represents the elevator.

- What is the professional opinion on the remaining life span of the roof?

Brian stated there are areas of the roof that require repair and if repaired, could extend the life one to five years.

Bill Silver stated smaller repairs over the next 3-5 years will extend the life even more until a new roof is needed.

Lisa Picarazzi asked if Silver/Petrucci would stand by their original estimate should we want the full roof replacement.

Brian stated yes and that the estimate was based on a strong history of roof replacements.

- What is the life expectancy of the air handling units?

Brian stated one is close to needing replacement, the second should have about 5 years.

- The generator has been down sized from the original plan. Could this save \$100K?

Brian stated previous energy usage for the building is needed to determine an accurate load requirement.

Lisa Picarazzi asked who did the inspection on this building.

Chairman Dagle stated he believes it was done by Town staff.

Lisa Picarazzi asked if anyone had seen a report of the inspection. There were no yes responses heard.

- Does the risk category change for structural improvements with this plan now all on the first floor?

Chairman Dagle stated the Town Building Inspector and Silver/Petrucci believe a building modification request should and can be submitted as soon as the priorities are confirmed.

- If the modification is approved, will it be an issue when renovations to the second floor begin?

Brian Stated public safety use is the primary reason for the risk category.

- Is there any issue with non-certified personnel accessing the EOC?

Chief Finkelstein didn't think it would be an issue as there would not be sensitive information in that area.

- Is the IT space sufficient in size for accessibility / cooling?

Lisa Picarazzi restated her concerns as both Ledyard and Stonington personnel stated theirs were too small.

Chairman Dagle asked if the IT room could be extended into the available hallway space.

Brian stated that in their experience, six racks would be ample for current and future needs. The area accommodates that. Silver/Petrucci will communicate with the IT vendor to space proof the room.

Anne Santora referred back to space needs noting the current communications area is considered undersized.

Chief Finkelstein also expressed concern and ask if the current space is not large enough, what is another option?



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Brian stated it could be moved to the second floor over the Dispatch Center. This will also reduce wiring required.

Chief Finkelstein thought that was a better option.

Dan Cunningham asked if that would impact the percentage of rehab number.

Brian stated it would not as the space would be a swap.

Chairman Dagle opened the discussion to additional questions.

Chief Finkelstein noted storage area in the EOC isn't needed as there is ample storage in the Fire Marshal Office.

Kevin Seery inquired if the West side stairs could be eliminated until the second floor will be occupied.

Brian stated the second means of egress is needed on that end of the building.

Lisa Picarazzi questioned the \$125 cost per sq. ft.

Brian stated the amount is developed based on a conceptual non-detailed design. Once it is known what existing walls, doors, ceiling tiles, etc. can be re-used, a more accurate number can be provided.

Anne Santoro asked if the Chief is okay with the size of the EOC, Dispatch, armory and evidence storage areas.

Chief Finkelstein felt the Dispatch and EOC spaces are sufficient for both. He feels the armory is smaller than ideal, but there is a storage area outside of the armory that could be utilized. The evidence area is a large concrete bunker and there is really no other use for it.

Anne Santoro asked if the Administrative Assistant space in the Fire Marshal's office was sufficient.

Chief Finkelstein noted that the amount of storage space provided for this office is far more than they currently have and the size is adequate.

Joe Barry stated he is 100% in favor of this latest concept and we need to get moving on it.

The new cost estimate was passed out to the committee (Attachment B: Schematic design opinion of probable construction cost – Base bid). The architects gave a brief overview of the document.

Bill Silver explained there is a 5% design contingency factored that could go away if there are no surprises (ie. Plumbing, ductwork, etc.) in the design process. There is also 10% owners contingency factored for change orders.

Lisa Picarazzi noted that members of the committee needed to leave the meeting to attend another function that was beginning at 7 p.m. and asked how this would affect the remainder of the meeting.

Chairman Dagle stated that everyone needed to review the information provided and we will meet again for further discussion. For those that did not need to leave, they could remain to ask questions regarding the new cost estimate, but no decisions would be made tonight.

Lisa Picarazzi excused herself from the meeting at 6:20 p.m.



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The Architects discussed items that could be removed or reduced to assist in arriving within budget including:

- Air Handlers – Funding for maintenance could be factored into the town's annual maintenance budget until funds for replacement are available.
- The exterior stairwell could be removed if the second floor remained unused for any purpose, but the door at the top of the interior stairs would need to be secured.
- Identifying areas where the Town's Public Works crews could take on.
- Smaller items, ie. Cabinetry, locker numbers etc. can be downsized based on current need. Space will be there to add more down the road.

Brian noted the \$67K for furniture is not anticipated to fully furnish the building as furniture will be moved over.

Brian noted that one piece omitted from the mechanical section is an additional air handler within the dispatch communications room. This would add an additional \$12K to the figures provided.

Bill Cornelius asked if spray insulation added to the ceilings would assist with utility costs.

Bill Silver stated that based on the cost per square foot, that could add an additional \$60K-\$70K


6. Next Meeting Date:

Chairman Dagle requested a motion to set the date for the next meeting. Kevin Seery made the motion to set the next meeting date for Thursday, November 7, 2019, at 5:30 p.m. Dan Price 2nd the motion. The motion passed 9-0-0.

7. Adjourn

Chairman Dagle requested a motion to adjourn at 6:45 p.m., Kevin Seery made the motion to adjourn, Anne Santoro 2nd the motion. The motion passed 9-0-0.

Respectfully submitted


Julie C. Wilson
Recording Secretary

Town of East Lyme
East Lyme Public Safety Building
277 West Main Street
 Niantic, Connecticut 06357
 SCHEMATIC DESIGN OPINION OF PROBABLE CONSTRUCTION COST
 Base Bid

Date: 10/28/2019
 Job No.: 19.087
 Project Size: 14,776 sf

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL & LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
DIVISION ONE							
	CLEANING UP (FINAL)	14,776	SF	\$0.65	\$9,604		\$9,604
	TEMPORARY PROTECTION	14,776	SF	\$1.30	\$19,209		\$19,209
	SITE MOBILIZATION & BONDING	14,776	SF	\$2.00	\$29,552		\$29,552
	CONSTRUCTION FENCE	1,000	LF	\$12.00	\$12,000		\$12,000
DIVISION TOTAL =							\$70,365
DIVISION TWO - EXISTING CONDITIONS							
	REMOVE CONCRETE CURB	1,500	LF	\$3.50	\$5,250		\$5,250
	REMOVE CONCRETE SIDEWALK	400	SF	\$3.00	\$1,200		\$1,200
	REMOVE SHRUBS	10	EA	\$75.00	\$750		\$750
	REMOVE AND STORE CARPET TILE	5,314	SF	\$2.25	\$11,955		\$11,955
	REMOVE AND STORE CEILING TILE	6,659	SF	\$1.90	\$12,653		\$12,653
	REMOVE AND STORE DOOR & FRAME	17	EA	\$200.00	\$3,400		\$3,400
	REMOVE SLAB ON GRADE	100	SF	\$17.00	\$1,700		\$1,700
	REMOVE FLOOR FRAMING AND METAL DECKING	100	SF	\$36.00	\$3,600		\$3,600
	REMOVE FLOOR FINISH	1,606	SF	\$2.00	\$3,211		\$3,211
	REMOVE CASEWORK	18	LF	\$61.00	\$1,098		\$1,098
	REMOVE EXT. CONC. BLOCK	28	SF	\$5.00	\$140		\$140
	REMOVE GYPSUM & STUD PARTITION WALL	767	LF	\$6.50	\$4,986		\$4,986
	REMOVE DOOR AND FRAME	15	EA	\$140.00	\$2,100		\$2,100
	REMOVE ACT CEILING	3,330	SF	\$1.25	\$4,162		\$4,162
	DUMPSTER 40 YARD	10	EA	\$850	\$8,500		\$8,500
DIVISION TOTAL =							\$64,705
DIVISION THREE - CONCRETE							
03 31 13.35	CONCRETE ADDITIVE (BARRIER ONE)	15	CY	\$12.00	\$180		\$180
03 30 53.40	CAST IN PLACE CONCRETE (ELEVATOR PIT)	1	LS	\$8,000	\$8,000		\$8,000
03 30 53.40	CAST IN PLACE CONCRETE (FLAG POLE BASE)	3	LS	\$750	\$2,250		\$2,250
03 30 53.40	CAST IN PLACE CONCRETE (EXT. STAIRS)	1	LS	\$5,000	\$5,000		\$5,000
DIVISION TOTAL =							\$15,430
DIVISION FOUR - MASONRY							
04 05 16.30	MASONRY GROUTING	293	SF	\$5.50	\$1,609		\$1,609
04 22 10.14	CONCRETE BLOCK (ELEVATOR HOISTWAY)	800	SF	\$10.50	\$8,400		\$8,400
04 22 10.14	CONCRETE BLOCK (STAIR B EXIT DOOR)	24	SF	\$10.50	\$252		\$252
04 22 10.16	BOND BEAMS	150	LF	\$8.50	\$1,275		\$1,275
DIVISION TOTAL =							\$11,536
DIVISION FIVE - METALS							
05 12 00.00	STRUCTURAL STEEL (AROUND ELEVATOR SHAFT)	1	LS	\$17,000.00	\$17,000		\$17,000
05 31 23.50	ROOF DECKING (ELEVATOR OVERRUN)	90	SF	\$4.25	\$383		\$383
	LOOSE LINTEL STEEL (MASONRY OPENINGS)	3	EA	\$400.00	\$1,200		\$1,200
	REBAR (ELEVATOR WALLS AND SLAB)	1,152	SF	\$4.00	\$4,608		\$4,608
05 73 23.50	METAL RAILINGS (STAIRS)	33	LF	\$60.00	\$1,980		\$1,980
05 73 33.50	METAL GUARD RAILS (STAIRS)	33	LF	\$150.00	\$4,950		\$4,950
DIVISION TOTAL =							\$30,121
DIVISION SIX - WOOD, PLASTICS & COMPOSITES							
	MISC. BLOCKING & NAILERS	1	LS	\$2,000.00	\$2,000		\$2,000
06 20 23	INTERIOR FINISH CARPENTRY (BASE CABINETS)	47	LF	\$250.00	\$11,750		\$11,750
06 20 23	INTERIOR FINISH CARPENTRY (UPPER CABINETS)	21	LF	\$175.00	\$3,675		\$3,675
06 41 50	INTERIOR FINISH CARPENTRY (SOLID SURFACE COUNTER)	208	SF	\$75.00	\$15,600		\$15,600
DIVISION TOTAL =							\$33,025
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION							
07 21 13.10	TAPPERED INSULATION (ELEVATOR OVERRUN)	70	SF	\$1.90	\$133		\$133
07 21 13.20	WALL INSULATION	750	SF	\$1.15	\$863		\$863
07 46 46.10	SOFFITS (EXTERIOR)	290	SF	\$9.50	\$2,755		\$2,755
07 53 23.20	EPDM ROOFING (ELEVATOR OVERRUN)	200	SF	\$8.50	\$1,700		\$1,700
07 53 23.20	EPDM ROOFING REPAIR/TIE-IN	50	SF	\$12.00	\$600		\$600
07 71 19.10	EDGE FLASHING (ELEVATOR OVERRUN)	32	LF	\$27.50	\$880		\$880
07 92 13.20	JOINT SEALANTS	450	LF	\$3.75	\$1,688		\$1,688
	FIRE SAFING		ALLOW			\$10,000.00	\$10,000
DIVISION TOTAL =							\$18,618

DIVISION EIGHT - OPENINGS							
80 00 00.00	SECURITY FILM	360	SF	\$10.00	\$3,600		\$3,600
	SALVAGED DOOR AND FRAME INSTALL	17	EA	\$250.00	\$4,250		\$4,250
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (SINGLE)	8	EA	\$300.00	\$2,400		\$2,400
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (DOUBLE)	1	EA	\$375.00	\$375		\$375
	SECURE HOLLOW METAL FRAME (SINGLE)	4	EA	\$500.00	\$2,000		\$2,000
08 13 13.13	STANDARD HM DOOR (SINGLE)	4	EA	\$600.00	\$2,400		\$2,400
08 14 16.09	SMOOTH WOOD DOOR (SINGLE)	4	EA	\$350.00	\$1,400		\$1,400
08 14 16.09	SMOOTH WOOD DOOR (DOUBLE)	1	EA	\$700.00	\$700		\$700
08 43 13.10	ALUMINUM FRAMED ENTRANCE DOOR (SINGLE)	3	EA	\$2,000.00	\$6,000		\$6,000
	SECURE DOORS (SINGLE)	4	EA	\$900.00	\$3,600		\$3,600
08 71 20.15	DOOR HARDWARE (NEW DOORS)	16	EA	\$900.00	\$14,400		\$14,400
08 71 20.15	DOOR HARDWARE (REUSED DOORS)	17	EA	\$300.00	\$5,100		\$5,100
08 83 13.10	MIRRORS	160	SF	\$45.00	\$7,200		\$7,200
08 91 19.10	ALUMINUM LOUVERS	2	EA	\$425.00	\$850		\$850
DIVISION TOTAL =							\$54,275
DIVISION NINE - FINISHES							
09 22 16.13	3 5/8 METAL STUD PARTITION WALL	4,151	SF	\$1.90	\$7,886		\$7,886
09 29 10.30	5/8 GWB PARTITION WALL FINISH	4,151	SF	\$2.75	\$11,414		\$11,414
09 29 10.30	GWB PATCHING	1,500	SF	\$1.90	\$2,850		\$2,850
09 51 23.10	SALVAGED ACT (REINSTALL)	6,659	SF	\$0.70	\$4,662		\$4,662
09 51 23.10	SUSPENDED ACT CEILINGS	3,330	SF	\$6.80	\$22,642		\$22,642
09 65 13.10	RESILIENT BASE AND ACCESSORIES (RUBBER)	3,803	LF	\$3.25	\$12,360		\$12,360
09 65 16.10	RUBBER MAT FLOORING (FITNESS)	572	SF	\$10.00	\$5,720		\$5,720
09 65 36.10	STATIC-CONTROL RESILIENT FLOORING (IT ROOMS)	357	SF	\$6.50	\$2,321		\$2,321
09 67 23.23	EPOXY FLOORING (EVIDENCE STORAGE)	1,212	SF	\$11.00	\$13,332		\$13,332
09 68 13.10	SALVAGED TILE CARPETING (REINSTALL)	5,314	SF	\$0.65	\$3,454		\$3,454
09 68 13.10	TILE CARPETING (NEW)	0	SF	\$5.00	\$0		\$0
09 77 30.10	FIBERGLASS REINFORCED PANELS (BATHROOMS, 4' TALL)	2,138	SF	\$4.00	\$8,553		\$8,553
09 91 23.39	INTERIOR PAINTING (DOOR TRIM)	54	EA	\$200.00	\$10,800		\$10,800
09 91 23.74	INTERIOR PAINTING (PAINTED WALLS)	31,838	SF	\$2.25	\$71,635		\$71,635
DIVISION TOTAL =							\$177,628
DIVISION TEN - SPECIALTIES							
10 11 16.10	MARKER BOARDS	6	EA	\$800.00	\$4,800		\$4,800
10 14	INTERIOR ROOM SIGNAGE	42	EA	\$60.00	\$2,520		\$2,520
10 21 13.13	TOILET COMPARTMENTS (FLOOR MOUNTED)	1	EA	\$1,200.00	\$1,200		\$1,200
10 21 13.13	TOILET COMPARTMENTS HC (FLOOR MOUNTED)	1	EA	\$1,800.00	\$1,800		\$1,800
10 26 13.20	CORNER GUARDS	16	EA	\$100.00	\$1,600		\$1,600
10 28 13.13	JANITORS CLOSET ACCESSORIES	1	EA	\$1,200.00	\$1,200		\$1,200
10 28 13.13	GRAB BARS (HC TOILETS)	5	EA	\$250.00	\$1,250		\$1,250
10 23 13.13	TOILET ACCESSORIES	6	EA	\$200.00	\$1,200		\$1,200
10 44 13.53	FIRE EXTINGUISHER AND CABINET	6	EA	\$400.00	\$2,400		\$2,400
10 51 13.10	METAL LOCKERS (30X30 w/ BOOT DRAWER)	35	EA	\$1,000.00	\$35,000		\$35,000
10 51 13.10	METAL LOCKERS (15X15 FULL HEIGHT)	10	EA	\$400.00	\$4,000		\$4,000
	EVIDENCE LOCKERS (PASS THROUGH)	1	EA	\$1,200.00	\$1,200		\$1,200
	EVIDENCE LOCKERS REFRIGERATED (PASS THROUGH)	1	EA	\$1,000.00	\$1,000		\$1,000
	TRANSACTION WINDOW	2	EA	\$4,000.00	\$8,000		\$8,000
10 55 23.10	MAILBOXES	1	LS	\$1,500.00	\$1,500		\$1,500
10 56 13.10	METAL STORAGE SHELVING 6' TALL (RECORDS)	163	LF	\$75.00	\$12,225		\$12,225
10 56 13.10	METAL STORAGE SHELVING 6' TALL (EVIDENCE)	136	LF	\$90.00	\$12,240		\$12,240
10 75 16.10	FLAGPOLES (ALUM. 25 FEET)	3	EA	\$2,300.00	\$6,900		\$6,900
DIVISION TOTAL =							\$100,035
DIVISION ELEVEN - EQUIPMENT							
11 30 13.15	APPLIANCE RANGE	1	EA	\$900.00	\$900		\$900
11 30 13.15	APPLIANCE MICROWAVE	2	EA	\$500.00	\$1,000		\$1,000
11 30 13.16	APPLIANCE REFRIGERATOR	2	EA	\$1,500.00	\$3,000		\$3,000
11 30 13.17	APPLIANCE DISHWASHER	1	EA	\$750.00	\$750		\$750
11 30 13.00	APPLIANCE COFFEE MAKER	1	EA	\$600.00	\$600		\$600
11 53 13.13	LAB FUME HOOD	1	EA	\$1,800.00	\$1,800		\$1,800
DIVISION TOTAL =							\$8,050
DIVISION TWELVE - FURNISHINGS							
12 24 13.10	WINDOW BLINDS	360	SF	\$8.00	\$2,880		\$2,880
12 48 13.13	ENTRANCE FLOOR MATS	0	SF	\$70.00	\$0		\$0
12 50 00.00	FURNITURE		ALLOW		\$0	\$67,500.00	\$67,500
DIVISION TOTAL =							\$70,380

DIVISION TWENTY-TWO - PLUMBING							
	NEW DOMESTIC WATER BACKFLOW PREVENTER	1	EA	\$13,000	\$13,000		\$13,000
	CLEAN EXISTING FIXTURES TO REMAIN	14	EA	\$100	\$1,400		\$1,400
	REPLACE EXISTING FIXTURES FOUND TO BE UNUSABLE (ALLOWANCE PER FIXTURE)	1	EA	\$2,000	\$2,000		\$2,000
	MOP SERVICE BASIN	1	EA	\$3,500	\$3,500		\$3,500
	ELECTRIC WATER COOLER	1	EA	\$3,500	\$3,500		\$3,500
	LAVATORY	4	EA	\$2,500	\$10,000		\$10,000
	WATER CLOSET	1	EA	\$2,000	\$2,000		\$2,000
	SINK	4	EA	\$2,000	\$8,000		\$8,000
	URINAL	1	EA	\$2,500	\$2,500		\$2,500
	SHOWER	2	EA	\$3,500	\$7,000		\$7,000
	GAS WATER HEATER AND ACCESSORIES	1	EA	\$25,000	\$25,000		\$25,000
	FLOOR DRAINS	8	EA	\$2,000	\$16,000		\$16,000
	PIPING, FITTINGS, INSULATION, VALVES, ETC	1	LS	\$40,000	\$40,000		\$40,000
DIVISION TOTAL =							\$133,900
DIVISION TWENTY-THREE - MECHANICAL							
	DEMOLITION (MISC DUCTWORK,DIFFUSERS)	1	LS	\$6,000	\$6,000		\$6,000
	ROOF TOP UNIT (25 TONS), NEW CURB	2	LS	\$83,000	\$166,000		\$166,000
	SHEETMETAL DUCTWORK (OFFICE SPACES)	750	LBS	\$12	\$9,000		\$9,000
	SHEETMETAL DUCTWORK TESTING (OFFICE SPACE)	1	LS	\$500	\$500		\$500
	INSULATION	750	SF	\$8	\$5,625		\$5,625
	MISC DUCTWORK MODIFICATION	1	LS	\$4,000	\$4,000		\$4,000
	DUCTWORK CLEANING	600	LF	\$11	\$6,600		\$6,600
	FD AND FSD PENETRATING NEW RATED WALL	1	EA	\$4,000	\$4,000		\$4,000
	VAV BOX FOR EOC	1	EA	\$1,000	\$1,000		\$1,000
	VAV BOX ATC	1	EA	\$2,500	\$2,500		\$2,500
	EXISTING BOX ATC	4	EA	\$2,500	\$10,000		\$10,000
	NEW DIFFUSERS	30	EA	\$350	\$10,500		\$10,500
	EXISTING DIFFUSER AND GRILLES CLEANING	1	LS	\$6,000	\$6,000		\$6,000
	TRANSFER DUCTWORK, COMBINATION FIRE SMOKE DAMPER	1	LS	\$10,000	\$10,000		\$10,000
	DISPATCH SPLIT SYSTEM	1	LS	\$11,500	\$11,500		\$11,500
	EXHAUST FAN AND DUCTWORK (DISPATCH)	1	LS	\$6,400	\$6,400		\$6,400
	EXHAUST FAN AND DUCTWORK (EVIDENCE STORAGE)	1	LS	\$9,500	\$9,500		\$9,500
	EXHAUST SHEETMETAL REWORK TOILET/ SHOWER AREA	1	LS	\$4,000	\$4,000		\$4,000
	EXHAUST FAN AND DUCTWORK (NEW TOILET SPACE WEST)	1	LS	\$6,400	\$6,400		\$6,400
	ELECTRIC HEATERS	5	EA	\$960	\$4,800		\$4,800
	RELOCATE IT ROOM DUCTLESS SPLIT	1	LS	\$3,000	\$3,000		\$3,000
	MISC STORAGE, ELECTRICAL, MECHANICAL ROOM EXHAUST	1	LS	\$3,000	\$3,000		\$3,000
	TESTING AND BALANCING	1	LS	\$8,600	\$8,600		\$8,600
	EXISTING NIAGARA UPGRADE (SOFTWARE, SUPERVISORY PC)	1	LS	\$10,000	\$10,000		\$10,000
DIVISION TOTAL =							\$308,925
DIVISION TWENTY-SIX - ELECTRICAL							
	400KW, 480/277V, 3ph, 4w DIESEL POWERED GENERATOR WITH LEVEL 1 ENCLOSURE, 72 HOUR BASE TANK, 600A BYPASS/ISOLATION TRANSFER SWITCH AND 5 YR WARRANTY	1	EA	\$175,000	\$175,000		\$175,000
	ELECTRICAL DEMOLITION (POWER/DATA/LIGHTING)	1	LS	\$20,000	\$20,000		\$20,000
	NEW LED LIGHTING IN DISPATCH, EOC AND LOBBY @\$8/SQ FT	1	LS	\$12,000	\$12,000		\$12,000
	40KVA UPS FOR DISPATCH EMERG BACKUP	1	EA	\$60,000	\$60,000		\$60,000
	NEW EXTERIOR LED EMERGENCY LIGHTING	1	LS	\$2,000	\$2,000		\$2,000
	FIRE ALARM SYSTEM UPGRADES	1	LS	\$10,000	\$10,000		\$10,000
	POWER FOR HVAC EQUIPMENT	1	LS	\$20,000	\$20,000		\$20,000
	NEW PHONE/DATA WIRING	1	LS	\$60,000	\$60,000		\$60,000
	BRANCH POWER AND LIGHTING CIRCUITS \$600/CIRCUIT X 42	1	LS	\$25,000	\$25,000		\$25,000
	REMOVAL AND RELOCATION OF EXISTING 2X4 TROFFERS	1	LS	\$20,000	\$20,000		\$20,000
	REWORK LIGHTING SWITCHING	1	LS	\$5,000	\$5,000		\$5,000
DIVISION TOTAL =							\$409,000
DIVISION THIRTY-ONE - EARTHWORK							
	SEDIMENTATION CONTROL, FENCE & HAY BALES	800	LF	\$8.00	\$6,400		\$6,400
	INLET PROTECTION	11	EA	\$120.00	\$1,320		\$1,320
	CONSTRUCTION ENTRANCE	1	LS	\$2,500	\$2,500		\$2,500
	EROSION AND SEDIMENTATION REPAIRS	1	EA	\$2,500	\$2,500		\$2,500
DIVISION TOTAL =							\$12,720
DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS							
32 16 13.13	CONCRETE CURBING	1,500	LF	\$8.00	\$12,000		\$12,000
31 16 23.23	CONCRETE SIDEWALKS	750	SF	\$6.50	\$4,875		\$4,875
	CONCRETE RAMP	1	EA	\$5,000.00	\$5,000		\$5,000
	RAMP HANDRAILS	40	LF	\$60.00	\$2,400		\$2,400
32 17 23.13	PAVMENT MARKINGS		ALLOW		\$0	\$3,000.00	\$3,000
32 31 13.20	FENCING 8' CHAINLINK (IMPOUND AREA)	82	LF	\$55.00	\$4,510		\$4,510
32 31 13.20	SLIDE GATE (MANUAL)	1	EA	\$1,500.00	\$1,500		\$1,500
32 91 13.13	TOPSOIL & SEADING	500	SF	\$1.15	\$575		\$575
	PLANTINGS		ALLOW		\$0	\$3,500.00	\$3,500
	LIGHT POLE & FOOTING	7	EA	\$6,200.00	\$43,400		\$43,400
DIVISION TOTAL =							\$80,760

DIVISION THIRTY-THREE - UTILITIES						
CATCH BASIN REPAIR	9	EA	\$500.00	\$4,500		\$4,500
NEW CATCH BASIN TOP	3	EA	\$900	\$2,700		\$2,700
15" RCP	53	LF	\$90	\$4,770		\$4,770
MANHOLE	1	EA	\$5,000	\$5,000		\$5,000
HYDRODYNAMIC SEPARATOR	1	EA	\$10,000	\$10,000		\$10,000

DIVISION TOTAL = \$26,970



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\$/SQ FT
\$152


SUBTOTAL =		\$1,626,443
COST INDEX =	1.076	\$1,750,052
ESCALATION =	1.00	\$1,750,052
SD DESIGN CONTINGENCY	5.00%	\$87,503
GEN. CONDITIONS	12.00%	\$210,006
OH&P	INCLUDED	\$0
OWNERS CONTINGENCY	10.00%	\$204,756
CONSTRUCTION TOTAL =		\$2,252,317


Town of East Lyme
East Lyme Public Safety Building
277 West Main Street
Niantic, Connecticut 06357
SCHEMATIC DESIGN OPINION OF PROBABLE CONSTRUCTION COST
Bid Alternate 1 - Detention and Sally Port

Date: 10/28/2019
Job No.: 19.087
Project Size: 3,090 sf

SECTION NUMBER	WORK CATEGORIES	QTY.	UNIT	MATERIAL & LABOR COST		ALLOWANCE	TOTAL \$
				UNIT \$	TOTAL		
DIVISION ONE							
	CLEANING UP (FINAL)	3,090	SF	\$0.65	\$2,008		\$2,008
	TEMPORARY PROTECTION	3,090	SF	\$1.30	\$4,016		\$4,016
	SITE MOBILIZATION & BONDING	3,090	SF	\$2.00	\$6,179		\$6,179
	CONSTRUCTION FENCE	100	LF	\$12.00	\$1,200		\$1,200
DIVISION TOTAL =							\$13,404
DIVISION TWO - EXISTING CONDITIONS							
	DUMPSTER 40 YARD	2	EA	\$850	\$1,700		\$1,700
DIVISION TOTAL =							\$1,700
DIVISION THREE - CONCRETE							
	BENCHES (HOLDING & CELLS)	4	EA	750	\$3,000		\$3,000
DIVISION TOTAL =							\$3,000
DIVISION FOUR - MASONRY							
04 05 16.30	MASONRY GROUTING	1,932	SF	\$5.50	\$10,627		\$10,627
04 22 10.14	CONCRETE BLOCK (DETENTION)	1,932	SF	\$10.50	\$20,287		\$20,287
04 22 10.16	BOND BEAMS	751	LF	\$8.50	\$6,387		\$6,387
DIVISION TOTAL =							\$37,301
DIVISION FIVE - METALS							
	REBAR (ELEVATOR WALLS AND SLAB)	1,932	SF	\$5.25	\$10,144		\$10,144
DIVISION TOTAL =							\$10,144
DIVISION SIX - WOOD, PLASTICS & COMPOSITES							
	MISC. BLOCKING & NAILERS	1	LS	\$1,000.00	\$1,000		\$1,000
06 20 23	INTERIOR FINISH CARPENTRY (BASE CABINETS)	14	LF	\$175.00	\$2,450		\$2,450
06 41 50	INTERIOR FINISH CARPENTRY (SOLID SURFACE COUNTER)	28	SF	\$75.00	\$2,100		\$2,100
	STORAGE SHELVE	14	LF	\$25.00	\$350		\$350
DIVISION TOTAL =							\$5,900
DIVISION SEVEN - THERMAL & MOISTURE PROTECTION							
07 21 13.20	WALL INSULATION	3,000	SF	\$1.75	\$5,250		\$5,250
07 92 13.20	JOINT SEALANTS	450	LF	\$3.75	\$1,688		\$1,688
	FIRE SAFING		ALLOW			\$3,500.00	\$3,500
DIVISION TOTAL =							\$10,438
DIVISION EIGHT - OPENINGS							
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (SINGLE)	6	EA	\$300.00	\$1,800		\$1,800
08 12 13.13	STANDARD HOLLOW METAL DOOR FRAME (DOUBLE)	1	EA	\$375.00	\$375		\$375
	SECURE HOLLOW METAL FRAME (SINGLE)	5	EA	\$500.00	\$2,500		\$2,500
08 13 13.13	STANDARD HM DOOR (SINGLE)	6	EA	\$600.00	\$3,600		\$3,600
08 14 16.09	STANDARD HM DOOR (DOUBLE)	1	EA	\$1,200.00	\$1,200		\$1,200
	SECURE DOORS (SINGLE)	5	EA	\$900.00	\$4,500		\$4,500
	OVERHEAD DOOR OPERATOR	1	EA	\$3,500.00	\$3,500		\$3,500
	CELL SECURE DOORS	3	EA	\$8,000.00	\$24,000		\$24,000
08 71 20.15	DOOR HARDWARE (NEW DOORS ONLY, EXCLUDES CELLS)	12	EA	\$900.00	\$10,800		\$10,800
08 91 19.10	ALUMINUM LOUVERS	2	EA	\$425.00	\$850		\$850
DIVISION TOTAL =							\$53,125
DIVISION NINE - FINISHES							
09 22 16.13	3 5/8 METAL STUD PARTITION WALL	99	SF	\$1.90	\$187		\$187
09 29 10.30	5/8 GWB PARTITION WALL FINISH	99	SF	\$2.75	\$271		\$271
09 51 23.30	METAL PANEL SUSPENDED CEILINGS (DETENTION)	1,038	SF	\$16.50	\$17,127		\$17,127
09 65 13.10	RESILIENT BASE AND ACCESSORIES (RUBBER)	425	LF	\$3.25	\$1,382		\$1,382
09 67 23.23	EPOXY FLOORING (SALLY PORT, DETENTION)	2,269	SF	\$11.00	\$24,959		\$24,959
09 91 23.39	INTERIOR PAINTING (DOOR TRIM)	15	EA	\$200.00	\$3,000		\$3,000
09 91 23.74	INTERIOR PAINTING (PAINTED WALLS)	3,828	SF	\$2.25	\$8,613		\$8,613
DIVISION TOTAL =							\$55,540
DIVISION TEN - SPECIALTIES							
10 11 16.10	MARKER BOARDS	2	EA	\$800.00	\$1,600		\$1,600
10 14	INTERIOR ROOM SIGNAGE	11	EA	\$60.00	\$660		\$660
10 28 13.13	GRAB BARS (DETENTION SHOWER)	1	EA	\$250.00	\$250		\$250
10 23 13.13	TOILET ACCESSORIES (DETENTION CELLS)	3	EA	\$350.00	\$1,050		\$1,050
10 44 13.53	FIRE EXTINGUISHER AND CABINET	3	EA	\$400.00	\$1,200		\$1,200
10 51 13.10	METAL LOCKERS (DETENTION)	4	EA	\$300.00	\$1,200		\$1,200
	PISTOL LOCKERS (4 DOOR)	2	EA	\$750.00	\$1,500		\$1,500
	TRANSACTION WINDOW (HOLDING)	1	EA	\$2,000.00	\$2,000		\$2,000
DIVISION TOTAL =							\$9,460

12 50 00.00	DIVISION TWELVE - FURNISHINGS							
	FURNITURE		ALLOW			\$0	\$7,500.00	\$7,500
DIVISION TOTAL =								\$7,500
	DIVISION FOURTEEN - CONVEYING EQUIPMENT							
DIVISION TOTAL =								\$0
	DIVISION TWENTY-ONE - FIRE PROTECTION							
	PROVIDE INFRASTRUCTURE FOR FIRE PROTECTION RISER AND SPRINKLER SYSTEM FOR SALLY PORT AND DETENTION AREA + SITE WORK	1	LS	\$65,000	\$65,000			\$65,000
DIVISION TOTAL =								\$65,000
	DIVISION TWENTY-TWO - PLUMBING							
	MOP SERVICE BASIN	1	EA	\$3,500	\$3,500			\$3,500
	SHOWER	1	EA	\$3,000	\$3,000			\$3,000
	PLUMBING FIXTURES FOR DETENTION CELLS	3	EA	\$6,000	\$18,000			\$18,000
	ELECTRIC WATER HEATER AND ACCESSORIES	1	EA	\$12,000	\$12,000			\$12,000
	FLOOR DRAINS	5	EA	\$3,000	\$15,000			\$15,000
	PIPING, FITTINGS, INSULATION, VALVES, ETC	1	LS	\$25,000	\$25,000			\$25,000
DIVISION TOTAL =								\$76,500
	DIVISION TWENTY-THREE - MECHANICAL							
	SALLYPORT HEATING AND VENTILATION	1	LS	\$10,750	\$10,750			\$10,750
	DETENTION CELL HVAC	1	LS	\$96,000	\$96,000			\$96,000
	DETENTION CELL SMOKE CONTROL SYSTEM	1	LS	\$33,600	\$33,600			\$33,600
DIVISION TOTAL =								\$140,350
SUBTOTAL =								\$489,361
COST INDEX =								1.076
ESCALATION =								1.00
SD DESIGN CONTINGENCY								5.00%
GEN. CONDITIONS								12.00%
OH&P								INCLUDED
OWNERS CONTINGENCY								10.00%
CONSTRUCTION TOTAL =								\$677,673
	 <p>SILVER/PETRUCELLI + ASSOCIATES Architects / Engineers / Interior Designers 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silverpetrucci.com</p>							
				\$/SQ FT				
				\$219				

DIVISION THIRTY-ONE - EARTHWORK								
							DIVISION TOTAL =	\$0
DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS								
							DIVISION TOTAL =	\$0
DIVISION THIRTY-THREE - UTILITIES								
							DIVISION TOTAL =	\$0
 <p>SILVER/PETRUCELLI + ASSOCIATES <i>Architects / Engineers / Interior Designers</i> 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silverpetrucci.com</p>		\$/SQ FT \$1,323		SUBTOTAL =			\$94,596	
				COST INDEX =		1.076	\$101,785	
				ESCALATION =		1.00	\$101,785	
				SD DESIGN CONTINGENCY		5.00%	\$5,089	
				GEN. CONDITIONS		12.00%	\$12,214	
				OH&P		INCLUDED	\$0	
				OWNERS CONTINGENCY		10.00%	\$11,909	
				CONSTRUCTION TOTAL =			\$119,088	

DIVISION THIRTY-ONE - EARTHWORK								
							DIVISION TOTAL =	\$0
DIVISION THIRTY-TWO - EXTERIOR IMPROVEMENTS								
							DIVISION TOTAL =	\$0
DIVISION THIRTY-THREE - UTILITIES								
							DIVISION TOTAL =	\$0
 <p>SILVER/PETRUCELLI + ASSOCIATES Architects / Engineers / Interior Designers 3190 Whitney Avenue, Hamden, CT 06518 Tel: 203 230 9007 Fax: 203 230 8247 www.silverpetrucci.com</p>		<p>\$/SQ FT</p> <p>\$9</p>		SUBTOTAL =			\$193,608	
				COST INDEX =		1.076	\$208,322	
				ESCALATION =		1.00	\$208,322	
				SD DESIGN CONTINGENCY		5.00%	\$10,416	
				GEN. CONDITIONS		12.00%	\$24,999	
				OH&P		INCLUDED	\$0	
				OWNERS CONTINGENCY		10.00%	\$24,374	
				CONSTRUCTION TOTAL =			\$268,111	

