

DAS OCME Expansion & Renovation

Concept Analysis Estimate



May 15, 2024

Revision No. 02

Revision No. 03 June 14, 2024



Basis Of Estimate

Basis of Estimate

Introduction

PACS has been engaged by Friar Architecture to prepare a Cost estimate for the following project:

This Estimate is based on the following design information:

- **Connecticut Department of Administrative Services, Office of the Chief Medical Examiner Expansion & Renovation Pre-Design Study Report - 11 Shuttle Road, Farmington CT by Friar Architecture dated September 29, 2023 - revised November 17, 2023 DAS Project NO 2022-066A**
- **Topographic Survey Plan SV.1 by benesch date 2023-0814**
- **OCME Sanitary Sewer System Upgrade & Repairs 11 Shuttle Road, 1 drawing by Freeman Companies, LLC dated 08-21-2017**

Quantities and Methodology

- The cost estimate is based on the measurement of quantities wherever possible.
- Where actual measurements are not used, parametric measurements are used in conjunction with previous but similar project benchmarks.
- PACS uses a wide range of standard measurement and quantifying methods that are common practice in the construction industry today.

Basis of Pricing

- a) The construction costs shown in this estimate represent the fair market value and are not intended to be a prediction of the lowest bid.
- b) The costs include: labor, material, equipment and the subcontractors overhead and profit. (Subcontractor's Mark Up)
- c) The cost of labor is based on local Prevailing wage rates for all trades.
- d) The construction rates used are based in "today's dollar" and an escalation allowance is included in the Estimate summary.
- e) Our pricing assumes competitive bidding on all elements of the construction work, assuming a minimum of three competitive bidders for all general contractors, subcontractors, materials and vendors.
- f) It is typical in our experience that if fewer bids are received or solicited, prices can be expected to be higher due to lack of competition.
- g) The subcontractor's mark ups include their own overhead, including the cost in the field as well as profit.
- h) PACS has priced this taking into account current market conditions, competition between trades and the cost fluctuations in the construction industry.
- i) Estimate assumes a Phased Occupied Renovation
- j) Proposal is based on construction being performed on regular hours, except what is required for noisy work and Building system tie-ins.

Design and Pricing Contingency

A Design and Pricing Contingency is used as a budgetary tool that allows for scope and detail not defined during the design stage. As the design becomes more defined as the project passes through the design stages, the Design and Pricing Contingency decreases as more scope and detail is now being shown in the documents and is therefore reflected in the cost estimate as actual trade cost. The Design and Pricing Contingency is reduced to zero at 100% Bid Documents.

Escalation

As outlined above the estimate is calculated using rates that are "today's dollar" and reflect the cost of the project as if it was to bid on the date of issue. Due to construction projects having long design phases and long construction schedules, it is imperative to project the construction cost further ahead into the future to the point at which it is bid out. It is common practice to escalate the cost estimate to the mid point of construction to accommodate for economic inflation. This percentage accounts for this increase.

Basis Of Estimate

Construction Contingency

PACS advise that a Construction Contingency is carried for unforeseen project conditions and field changes. Typically we see this in the range of 3% to 7.5% dependent on the scope of the project.

Probable Cost

It is important for the Owner and Design team to carefully review this cost estimate including all line item descriptions, clarifications, exclusions, unit prices, assumptions, allowances, mark ups and contingencies to ensure the estimate reflects the scope of the project.

In instances where the cost estimate is not in line with the Owner's budgetary objectives, PACS can suggest and evaluate alternate methods to assist bringing the project back in line with the desired budget.

PACS has produced the cost estimate based on the widely practiced methods of cost estimating and aims to reflect the fair market value of the construction project. Our aim is to be not the highest or the lowest in the range of bids but to use our experience and expertise in the construction industry to provide the client with a degree of confidence that the project will be close to our calculated estimate.

Exclusions

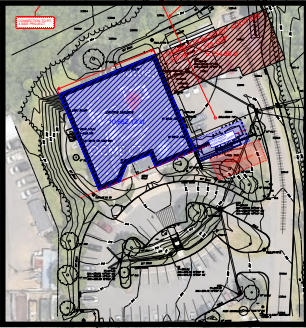
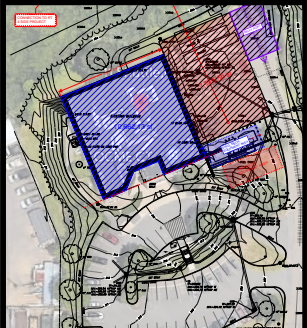
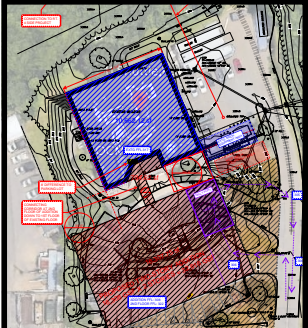
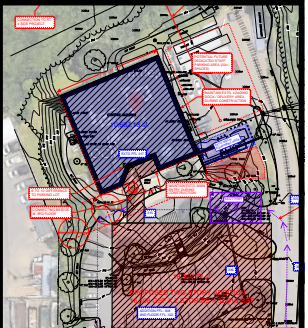
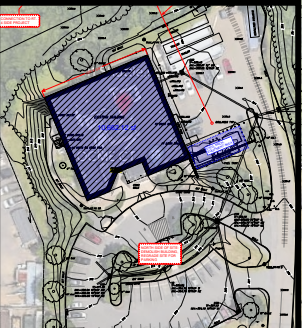

This cost estimate excludes the following:

- Premiums for working in inaccessible or partially accessible spaces during construction
- Surplus Stock and Spares
- Unforeseen Conditions (Covered in Construction Contingency)
- Premiums for restrictive and uncompetitive bidding
- Premiums for non-standard work times
- Work beyond the project limits
- CT Sales Tax - Assumes Exempt
- Wellpoints - Assumes open trench pumping only
- Unsuitable soils remediation
- Hazardous, Contaminated or Polluted soils
- Temp Water, Power and Fuel - Assumed to be by Owner
- Utility Costs - Electric, Gas, Water

Risks to the Cost Estimate

Items that may affect the cost estimate, the list as follows but not limited:

- Changes to the design subsequent to the issue of the documents stated above which this estimate is based on
- Unforeseen and Unknown Structural conditions
- Non Competitive Bid restrictions and the sole sourcing of products/materials from specific vendors
- Restrictive technical specifications that produce a non competitive environment
- Changes to the project schedule that delay the project and therefore have impact on cost
- Incomplete and poorly coordinated documentation
- Access restrictions, unidentified out of hours work policies and phasing restrictions
- Restrictive technical specifications that produce a non competitive environment
- Unforeseen and unknown base building conditions

Option 1	38,153 sf	Option 1a	57,325 sf	Option 2	65,041 sf	Option 4	65,041 sf	Option 5	65,388 sf	Option 6	65,388 sf
\$ 64,030,908		\$ 70,743,669		\$ 79,084,535		\$ 78,510,771		\$ 76,855,391		\$ 80,654,223	
 <p>Option 01 is the equivalent to the Formulation Study dated January 04, 2021, State Project Number BI-2B-471 with the proposed one-story direct addition square footage of 5,728 gross square feet. This Option 01 estimates that single-story addition, and the associated Alternate Rt. 4 connector side estimate differs from the other estimates due to the path of the Rt. 4 connector needing to be routed around this preset Formulation Study footprint.</p>		 <p>Option 01a explores a three-story direct addition footprint within the Formulation Study boundaries at a total addition area of 24,900 sq. ft. This option also provides the room for the Alternate Rt. 4 connector as indicated on the site diagrams but would possibly require the new Sally Port as part of the recommended program components to be in-line with the Rt. 4 connector preventing it from being utilized as a direct pass-through route.</p>		 <p>Option 02 proposes the placement of the 32,616 sq. ft. addition separate from the existing facility. The proposed addition is south of where the current arrival drive, staff, and visitor parking is located. The two-story addition more closely aligns to the overall proposed program size for the facility. This option includes a direct physical connection of the addition to the existing building either below grade and/or at the main entry level. The placement of the proposed Sally Port would be located adjacent to the Alternate Rt. 4 connector.</p>		 <p>Option 04 also places the proposed 32,616 sq. ft. addition to the south of the original building. This option also proposes a two-story addition connected with a physical connection on one or two levels to the existing facility, potentially below grade and at grade. The floor area total provided by the addition more closely aligns with the proposed program. The placement of the proposed Sally Port is similar to Option 02, and would be located adjacent to the Alternate Rt. 4 connector.</p>		 <p>Option 05 proposes a 65,388 sq. ft. free-standing new building, which is in closer alignment to what the design team recommends for this type of facility. Option 05 is very intrusive to the existing parking areas and would displace a significant amount of spaces. The existing building would remain fully operational until the new facility is ready, so this option is ideal for phasing.</p>		 <p>Option 06 proposes a new 65,388 sq. ft. free-standing building in the wooded area to the south-east end of the property. This option has similar benefits to Option 05 but removes the parking displacement drawback, but would require land clearing and other additional site scope. From a programmatic and phasing standpoint, this option is preferable and recommended.</p>	

DAS OCME Expansion & Renovation
Connecticut Department of Administration - Office of the Chief Medical Examiner
Concept Analysis Estimate - All Options Uniformat L2

14-Jun-24 Revised



		38,153 SF		57,325 SF		65,041 SF		65,041 SF		65,388 SF		65,388 SF	
UNIFORMAT II - GROUP SUMMARY L2		Option 1	/SF	Option 1a	/SF	Option 2	/SF	Option 4	/SF	Option 5	/SF	Option 6	/SF
A10	FOUNDATIONS	\$ 437,706	\$11.47	\$ 460,787	\$8.04	\$ 712,394	\$10.95	\$ 798,045	\$12.27	\$ 804,873	\$12.31	\$ 887,904	\$13.58
A20	BASEMENT CONSTRUCTION	\$ 50,000	\$1.31	\$ 50,000	\$0.87	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00
B10	SUPERSTRUCTURE	\$ 307,095	\$8.05	\$ 1,562,599	\$27.26	\$ 1,719,123	\$26.43	\$ 1,756,570	\$27.01	\$ 3,353,093	\$51.28	\$ 3,724,963	\$56.97
B20	EXTERIOR ENCLOSURE	\$ 1,551,432	\$40.66	\$ 2,859,733	\$49.89	\$ 3,023,541	\$46.49	\$ 2,864,560	\$44.04	\$ 3,934,760	\$60.18	\$ 3,850,095	\$58.88
B30	ROOFING	\$ 609,401	\$15.97	\$ 637,477	\$11.12	\$ 897,937	\$13.81	\$ 1,090,300	\$16.76	\$ 1,361,573	\$20.82	\$ 1,359,403	\$20.79
C10	INTERIOR CONSTRUCTION	\$ 2,766,650	\$72.51	\$ 2,864,969	\$49.98	\$ 3,001,618	\$46.15	\$ 3,592,491	\$55.23	\$ 3,743,969	\$57.26	\$ 3,468,861	\$53.05
C20	STAIRS	\$ 29,300	\$0.77	\$ 108,718	\$1.90	\$ 197,997	\$3.04	\$ 181,197	\$2.79	\$ 197,997	\$3.03	\$ 197,997	\$3.03
C30	INTERIOR FINISHES	\$ 6,008,735	\$157.49	\$ 2,298,916	\$40.10	\$ 3,597,549	\$55.31	\$ 2,833,118	\$43.56	\$ 2,617,714	\$40.03	\$ 2,662,713	\$40.72
D10	CONVEYING	\$ -	\$0.00	\$ 390,000	\$6.80	\$ 260,000	\$4.00	\$ 260,000	\$4.00	\$ 260,000	\$3.98	\$ 260,000	\$3.98
D20	PLUMBING	\$ 757,800	\$19.86	\$ 1,463,632	\$25.53	\$ 1,626,517	\$25.01	\$ 1,526,517	\$23.47	\$ 1,580,341	\$24.17	\$ 1,580,341	\$24.17
D30	HVAC	\$ 4,413,740	\$115.69	\$ 6,519,357	\$113.73	\$ 7,353,765	\$113.06	\$ 7,328,765	\$112.68	\$ 7,146,058	\$109.29	\$ 7,146,058	\$109.29
D40	FIRE PROTECTION	\$ 527,503	\$13.83	\$ 600,403	\$10.47	\$ 605,852	\$9.31	\$ 605,852	\$9.31	\$ 586,554	\$8.97	\$ 586,554	\$8.97
D50	ELECTRICAL	\$ 2,912,193	\$76.33	\$ 4,421,470	\$77.13	\$ 4,874,273	\$74.94	\$ 4,874,273	\$74.94	\$ 4,771,516	\$72.97	\$ 4,771,516	\$72.97
E10	EQUIPMENT	\$ 4,293,233	\$112.53	\$ 4,391,750	\$76.61	\$ 4,401,405	\$67.67	\$ 4,401,405	\$67.67	\$ 4,456,052	\$68.15	\$ 4,456,052	\$68.15
E20	FURNISHINGS	\$ 1,016,900	\$26.65	\$ 1,031,900	\$18.00	\$ 1,031,900	\$15.87	\$ 1,031,900	\$15.87	\$ 1,031,900	\$15.78	\$ 1,031,900	\$15.78
F10	SPECIAL CONSTRUCTION	\$ 75,000	\$1.97	\$ 75,000	\$1.31	\$ 75,000	\$1.15	\$ 75,000	\$1.15	\$ 75,000	\$1.15	\$ 75,000	\$1.15
F20	SELECTIVE BUILDING DEMOLITION	\$ 1,360,298	\$35.65	\$ 1,400,198	\$24.43	\$ 1,338,598	\$20.58	\$ 1,338,598	\$20.58	\$ -	\$0.00	\$ -	\$0.00
G10	SITE PREPARATION	\$ 125,000	\$3.28	\$ 225,000	\$3.92	\$ 335,000	\$5.15	\$ 310,000	\$4.77	\$ 100,000	\$1.53	\$ 85,000	\$1.30
G20	SITE IMPROVEMENTS	\$ 1,621,631	\$42.50	\$ 725,379	\$12.65	\$ 1,460,974	\$22.46	\$ 1,445,904	\$22.23	\$ 1,207,917	\$18.47	\$ 1,534,027	\$23.46
G30	SITE MECHANICAL UTILITIES	\$ 500,000	\$13.11	\$ 510,000	\$8.90	\$ 525,000	\$8.07	\$ 525,000	\$8.07	\$ 525,000	\$8.03	\$ 725,000	\$11.09
G40	SITE ELECTRICAL UTILITIES	\$ 1,197,500	\$31.39	\$ 1,197,500	\$20.89	\$ 1,292,000	\$19.86	\$ 1,292,000	\$19.86	\$ 1,267,000	\$19.38	\$ 1,293,000	\$19.77
G90	OTHER SITE CONSTRUCTION	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00
Z10	PROJECT REQUIREMENTS	\$ 1,220,943	\$32.00	\$ 1,777,313	\$31.00	\$ 1,950,923	\$30.00	\$ 1,825,923	\$28.07	\$ 1,471	\$0.02	\$ 1,471,230	\$22.50
TOTAL DIRECT COSTS		\$ 31,782,066	\$833.02	\$ 35,572,101	\$620.53	\$ 40,281,366	\$619.32	\$ 39,957,418	\$614.34	\$ 39,022,788	\$596.79	\$ 41,167,614	\$629.59
DESIGN ALLOWANCE	10.00%	\$ 3,178,207	\$98.02	\$ 3,557,210	\$62.05	\$ 4,028,137	\$61.93	\$ 3,995,742	\$61.43	\$ 3,902,279	\$59.68	\$ 4,116,761	\$62.96
PERMITS - Excluded	LS	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00
GENERAL CONDITIONS - 24 Months	7.21%	\$ 2,520,000	\$77.72	\$ 2,520,000	\$43.96	\$ 2,520,000	\$38.74	\$ 2,520,000	\$38.74	\$ 2,520,000	\$38.54	\$ 2,520,000	\$38.54
PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 262,362	\$8.09	\$ 291,545	\$5.09	\$ 327,807	\$5.04	\$ 325,312	\$5.00	\$ 318,115	\$4.87	\$ 334,631	\$5.12
BUILDERS RISK	0.00%	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00
CMR CONTINGENCY	3.00%	\$ 1,048,808	\$32.35	\$ 1,173,879	\$20.48	\$ 1,329,285	\$20.44	\$ 1,318,595	\$20.27	\$ 1,287,752	\$19.69	\$ 1,358,531	\$20.78
CM FEE	1.70%	\$ 612,154	\$18.88	\$ 685,154	\$11.95	\$ 775,859	\$11.93	\$ 769,620	\$11.83	\$ 751,618	\$11.49	\$ 792,929	\$12.13
PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 275,825	\$8.51	\$ 306,599	\$5.35	\$ 344,837	\$5.30	\$ 342,207	\$5.26	\$ 334,618	\$5.12	\$ 352,033	\$5.38
ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 7,142,296	\$220.27	\$ 7,939,168	\$138.49	\$ 8,929,312	\$137.29	\$ 8,861,201	\$136.24	\$ 8,664,691	\$132.51	\$ 9,115,650	\$139.41
PRECONSTRUCTION	LS	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00	\$ -	\$0.00
TOTAL CONSTRUCTION COST		\$ 46,821,718	\$1,227.21	\$ 52,045,657	\$907.91	\$ 58,536,603	\$900.00	\$ 58,090,094	\$893.13	\$ 56,801,861	\$868.69	\$ 59,758,150	\$913.90
SOFT COSTS													
A&E / Consultants fees	7.50%	\$3,511,629		\$3,903,424		\$4,390,245		\$4,356,757		\$4,260,140		\$4,481,861	
CA Fees	3.50%	\$1,638,760		\$1,821,598		\$2,048,781		\$2,033,153		\$1,988,065		\$2,091,535	
Commissioning		\$100,000		\$100,000		\$100,000		\$100,000		\$100,000		\$100,000	
Environmental Consultant		\$25,000		\$25,000		\$25,000		\$25,000		\$25,000		\$25,000	
Building Environmental Consultant		\$75,000		\$75,000		\$75,000		\$75,000		\$75,000		\$75,000	
Wetlands Review / Identification / Specialist		\$20,000		\$20,000		\$20,000		\$20,000		\$20,000		\$20,000	
Geotechnical		\$20,000		\$20,000		\$20,000		\$20,000		\$20,000		\$20,000	
Special Testing & Inspections		\$125,000		\$125,000		\$125,000		\$125,000		\$125,000		\$125,000	
Legal / Professional Fees		\$250,000		\$250,000		\$250,000		\$250,000		\$250,000		\$250,000	
Administrative fees		\$125,000		\$125,000		\$125,000		\$125,000		\$125,000		\$125,000	
CM Preconstruction Fee		\$125,000		\$125,000		\$125,000		\$125,000		\$125,000		\$125,000	
FF&E Allowance		\$3,000,000		\$3,000,000		\$3,000,000		\$3,000,000		\$3,000,000		\$3,000,000	
Owner Contingency (10% minus the CMR Contingency)	7.00%	\$3,277,520		\$3,643,196		\$4,097,562		\$4,066,307		\$3,976,130		\$4,183,070	
DAS Fees	3.50%	\$1,638,760		\$1,821,598		\$2,048,781		\$2,033,153		\$1,988,065		\$2,091,535	
Total Project Costs		\$ 60,753,388		\$ 67,100,473		\$ 74,986,973		\$ 74,444,464		\$ 72,879,261		\$ 76,471,152	

DAS OCME Expansion & Renovation

Concept Analysis Estimate



Option 1 Analysis

May 15, 2024
rev 2

June 14, 2024
rev 3



Connecticut Department of Administration - Office of the Chief Medical Examiner
Concept Analysis Estimate - Option 1



5,728 SF PACS QTO

DAS Project No: BI-28-483

DAS OCME Expansion & Renovation
Connecticut Department of Administration - Office of the Chief Medical Examiner
Concept Analysis Estimate - Option 1



			38,153 SF			32,425 SF			5,728 SF		
UNIFORMAT II - GROUP SUMMARY L2			TOTAL	/SF	Reno	/SF	%	Addition	/SF	%	
A10	FOUNDATIONS		\$ 437,706	\$11.47	\$ 65,531	\$2.02	0.19%	\$ 372,175	\$64.97	3.05%	
A20	BASEMENT CONSTRUCTION		\$ 50,000	\$1.31	\$ -	\$0.00	0.00%	\$ 50,000	\$8.73	0.41%	
B10	SUPERSTRUCTURE		\$ 307,095	\$8.05	\$ 25,000	\$0.77	0.07%	\$ 282,095	\$49.25	2.31%	
B20	EXTERIOR ENCLOSURE		\$ 1,551,432	\$40.66	\$ 883,665	\$27.25	2.55%	\$ 667,767	\$116.58	5.48%	
B30	ROOFING		\$ 609,401	\$15.97	\$ 384,675	\$11.86	1.11%	\$ 224,726	\$39.23	1.84%	
C10	INTERIOR CONSTRUCTION		\$ 2,766,650	\$72.51	\$ 1,959,608	\$60.44	5.66%	\$ 807,042	\$140.89	6.62%	
C20	STAIRS		\$ 29,300	\$0.77	\$ 29,300	\$0.90	0.08%	\$ -	\$0.00	0.00%	
C30	INTERIOR FINISHES		\$ 6,008,735	\$157.49	\$ 5,657,818	\$174.49	16.34%	\$ 350,917	\$61.26	2.88%	
D10	CONVEYING		\$ -	\$0.00	\$ -	\$0.00	0.00%	\$ -	\$0.00	0.00%	
D20	PLUMBING		\$ 757,806	\$19.86	\$ 652,067	\$20.11	1.88%	\$ 105,739	\$18.46	0.87%	
D30	HVAC		\$ 4,413,740	\$115.69	\$ 3,776,672	\$116.47	10.91%	\$ 637,068	\$111.22	5.23%	
D40	FIRE PROTECTION		\$ 527,503	\$13.83	\$ 320,368	\$9.88	0.93%	\$ 207,135	\$36.16	1.70%	
D50	ELECTRICAL		\$ 2,912,193	\$76.33	\$ 2,494,207	\$76.92	7.20%	\$ 417,986	\$72.97	3.43%	
E10	EQUIPMENT		\$ 4,293,233	\$112.53	\$ 2,265,321	\$69.86	6.54%	\$ 2,027,912	\$354.03	16.64%	
E20	FURNISHINGS		\$ 1,016,900	\$26.65	\$ 508,450	\$15.68	1.47%	\$ 508,450	\$88.77	4.17%	
F10	SPECIAL CONSTRUCTION		\$ 75,000	\$1.97	\$ 37,500	\$1.16	0.11%	\$ 37,500	\$6.55	0.31%	
F20	SELECTIVE BUILDING DEMOLITION		\$ 1,360,298	\$35.65	\$ 1,360,298	\$41.95	3.93%	\$ -	\$0.00	0.00%	
G10	SITE PREPARATION		\$ 125,000	\$3.28	\$ -	\$0.00	0.00%	\$ 125,000	\$21.82	1.03%	
G20	SITE IMPROVEMENTS		\$ 1,621,631	\$42.50	\$ 392,425	\$12.10	1.13%	\$ 1,229,206	\$214.60	10.08%	
G30	SITE MECHANICAL UTILITIES		\$ 500,000	\$13.11	\$ 425,000	\$13.11	1.23%	\$ 75,000	\$13.09	0.62%	
G40	SITE ELECTRICAL UTILITIES		\$ 1,197,500	\$31.39	\$ 990,250	\$30.54	2.86%	\$ 207,250	\$36.18	1.70%	
G90	OTHER SITE CONSTRUCTION		\$ -	\$0.00	\$ -	\$0.00	0.00%	\$ -	\$0.00	0.00%	
Z10	PROJECT REQUIREMENTS		\$ 1,220,943	\$32.00	\$ 1,037,688	\$32.00	3.00%	\$ 183,255	\$31.99	1.50%	
TOTAL DIRECT COSTS			\$ 31,782,066	\$833.02	\$ 23,265,843	\$717.53	67.18%	\$ 8,516,223	\$1,486.77	69.86%	
	DESIGN ALLOWANCE	10.00%	\$ 3,178,207	\$98.02	\$ 2,326,584	\$71.75	6.72%	\$ 851,622	\$148.68	6.99%	
	PERMITS - Excluded	LS	\$ -	\$0.00	\$ -	\$0.00	0.00%	\$ -	\$0.00	0.00%	
	GENERAL CONDITIONS - 24 Months	7.21%	\$ 2,520,000	\$77.72	\$ 2,142,000	\$66.06	6.19%	\$ 378,000	\$65.99	3.10%	
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 262,362	\$8.09	\$ 194,141	\$5.99	0.56%	\$ 68,221	\$11.91	0.56%	
	BUILDERS RISK	0.00%	\$ -	\$0.00	\$ -	\$0.00	0.00%	\$ -	\$0.00	0.00%	
	CMR CONTINGENCY	3.00%	\$ 1,048,808	\$32.35	\$ 767,773	\$23.68	2.22%	\$ 281,035	\$49.06	2.31%	
	CM FEE	1.70%	\$ 612,154	\$18.88	\$ 448,123	\$13.82	1.29%	\$ 164,031	\$28.64	1.35%	
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 275,825	\$8.51	\$ 204,011	\$6.29	0.59%	\$ 71,814	\$12.54	0.59%	
	ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 7,142,296	\$220.27	\$ 5,282,726	\$162.92	15.25%	\$ 1,859,570	\$324.65	15.25%	
	PRECONSTRUCTION	LS	\$ -	\$0.00	\$ -	\$0.00	0.00%	in Soft Costs	\$0.00	0.00%	
TOTAL CONSTRUCTION COST			\$ 46,821,718	\$1,227.21	\$ 34,631,201	\$1,068.04	100.00%	\$ 12,190,517	\$2,128.23	100.00%	

Concept Analysis Estimate - Option 1

RENOVATION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
A10	FOUNDATIONS	32,425	SF			\$ 65,531	\$2.02
	Foundations						
	Footing Concrete continuous with 95# per CYD		< N/A >		\$ -		
	Column Footing Concrete with 95# per CYD -		< N/A >		\$ -		
	Wall Concrete with 105# per CYD		< N/A >		\$ -		
	Piers		< N/A >		\$ -		
	Elevator Mat slab foundations		< N/A >		\$ -		
	Elevator Pit Foundation walls		< N/A >		\$ -		
	Misc Footings and Foundations Scope	32,425	SF	\$0.00		\$ -	
	Winter Concrete - hot water & Protection Allowance		< N/A >		\$ -		
	Pinning to existing Foundations - Allowance		< N/A >		\$ -		
	Concrete housekeeping pads (Mechanical Equipment)		< N/A >		\$ -		
	Radon Pits Allowance		< N/A >		\$ -		
	Foundation Insulation Rigid 2"		< N/A >		\$ -		
	A1020 SPECIAL FOUNDATIONS	32,425	SF	\$0.00		\$ -	
	A1030 SLAB ON GRADE						
	Concrete SOG Addition- 5" SOG		< N/A >		\$ -		
	Concrete SOG Sallyport - 6" reinforced sloped to trench drains		< N/A >		\$ -		
	Concrete SOG Utility Trenching infills	1,000	SF	\$25.00	\$ 25,000		
	Pinning @ Slab to existing @ 18" OC		< N/A >		\$ -		
		32,425	SF	\$0.77		\$ 25,000	
	A202002 MOISTURE PROTECTION						
	Topical Moisture mitigation - Assumes high performance glues where possible ILO Topical	16,213	SF	\$2.50	\$ 40,531		
	Damp-proofing / Waterproofing Allowance		< N/A >		\$ -		
	Elevator pit waterproofing, prep etc.		< N/A >		\$ -		
		32,425	SF	\$1.25		\$ 40,531	
A20	BASEMENT CONSTRUCTION	32,425	SF			\$ -	\$0.00
	A2010 BASEMENT EXCAVATION						
	Underpinning Allowance-		< N/A >		\$ -		
		32,425	SF	\$0.00		\$ -	
B10	SUPERSTRUCTURE	32,425	SF			\$ 25,000	\$0.77
	B1020 ROOF CONSTRUCTION						
	ROOF FRAMING						
	Structural Steel - Additions assumes 13.5 #/SF		< N/A >		\$ -		
	Structural Steel - Structural - Connector		< N/A >		\$ -	\$ -	
	Column base plates with grouting		< N/A >		\$ -		
		32,425.00	SF	\$0.00		\$ -	
	Metal Roof Deck - 1/2" 18 gage type B metal roof deck		< N/A >		\$ -		
		32,425	SF	\$0.00		\$ -	
	Miscellaneous Structural Steel						
	Misc. Metals - Misc. Metals SF Allowance		< N/A >		\$ -		
	Misc. Metals - Misc. Metals - Unforeseen conditions allowance		< N/A >		\$ -		
	Misc. Metals - Roof Screening and Support structure	1	LS	\$25,000.00	\$ 25,000		
	Expansion systems - Roof to roof / wall condition		< N/A >		\$ -		
		32,425	SF	\$0.77		\$ 25,000	
	Fireproofing						
	SOPF new structural members					Assume N/R	
	Intumescent Fireproofing					Assume N/R	
B20	EXTERIOR ENCLOSURE	32,425	SF			\$ 883,665	\$27.25
	B2010 EXTERIOR WALLS						
	Exterior Wall System						
	Thermal Insulation Systems Perimeter envelope - New		< N/A >		\$ -		
	Thermal Insulation Systems Perimeter envelope - Spray foam @ interior of existing panel - furring in CFMF	20,915	SF	\$9.65	\$ 201,830		
	AVB for Cavity Wall systems (70% wall area)		< N/A >		\$ -		
	GlassMat on Envelope CFMF Exterior		< N/A >		\$ -		
	Interior Gyp on Envelope CFMF Systems		< N/A >		\$ -		
	Cold Formed Framing @ Envelope		< N/A >		\$ -		
	Masonry cavity wall back-up 8" CMU - Premium 10%		< N/A >		\$ -		
		32,425	SF	\$6.22		\$ 201,830	
	Siding & Exterior Finishes						
	Exterior siding systems allowance - 50% of new wall area		< N/A >		\$ -		
	Brick Veneer on new Envelope - 50% of new wall area		< N/A >		\$ -		
	Existing building - precast panel replacement - damaged & spalled areas	1,000	SFW	\$75.00	\$ 75,000		
		32,425	SF	\$2.31		\$ 75,000	
	Misc Exterior Specialties						
	Expansion systems - Envelope @ 14'		< N/A >		\$ -		
	Expansion systems - Floor @ connections		< N/A >		\$ -		
		32,425	SF	\$0.00		\$ -	

Concept Analysis Estimate - Option 1

RENOVATION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	GFRC Column Enclosures Column Covers - Allowance	32,425	< N/A > SF	\$0.00	\$ -	\$ -	
	B2020 EXTERIOR WINDOWS B202002 STOREFRONTS Main Entry Hardening allowance - Assumes only security window from lobby to secured areas - no "Mantrap" Replacement windows @ Existing building Exterior Storefront replacements Window Blocking @ Replacements Solid Surface Window Sills	1 2,200 125 2,000 1	LS SF SF LF LS	\$10,000.00 \$110.00 \$110.00 \$13.50 \$7,500.00	\$ 10,000 \$ 242,000 \$ 13,750 \$ 27,000 \$ 7,500		
	B202003 CURTAIN WALLS Replacement CW @ Existing building Sunshades projection - Excluded	32,425 963	SF SF	\$9.26 \$140.00	\$ 300,250 \$ 134,820 \$ -	\$ 300,250	
	B2030 EXTERIOR DOORS B203001 SOLID DOORS HM Door and HM Frame Exterior Doors & Frames - Installed - Exterior Doors Hardware Exterior Doors Hardware - Access control hardware Sallyport Rolling doors with operators - High Speed 12x14 Sallyport Rolling doors with operators - High Speed 20x14 Coiling Service doors 6x8 Coiling Service doors 8x8 Coiling Service doors 10x14 Door Operators @ Entrance	32,425 0.85 0.85 0.85 1.00 1.00 1.00 0.85	SF LS LS LS EA EA EA EA	\$4.16 \$40,000.00 \$42,000.00 \$30,000.00 \$35,000.00 \$35,000.00 \$35,000.00 \$8,900.00	\$ 134,820 \$ 34,000 \$ 35,700 \$ 25,500 \$ - \$ - \$ - \$ 7,565	\$ 134,820	
	B203002 GLAZED DOORS Storefront door with Hardware - Installed	32,425 8	SF EA	\$4.25 \$4,250.00	\$ 137,765 \$ 34,000	\$ 137,765	
		32,425	SF	\$1.05	\$ 34,000	\$ 34,000	
B30	ROOFING	32,425	SF		\$ 384,675	\$ 384,675	\$11.86
	B3010 ROOF COVERINGS Roofing Coverings - Building Roof New EPDM / TPO Membrane roofing on tapered insulation - New Building New EPDM / TPO Membrane roofing on tapered insulation - Existing Building Roof Access Ladder - NA Assumes added Flight of stairs Connector roofing Roof Blocking Roof Screens and Mechanical screening allowance Expansion systems - Roof to roof / wall condition	11,150 800 1 70	< N/A > SF < N/A > < N/A > LF LS LF	\$29.50 \$27.50 \$25,000.00 \$125.00	\$ - \$ 328,925 \$ - \$ - \$ 22,000 \$ 25,000 \$ 8,750	\$ 384,675	
		32,425	SF	\$11.86	\$ 384,675	\$ 384,675	
C10	INTERIOR CONSTRUCTION	32,425	SF		\$ 1,959,608	\$ 1,959,608	\$60.44
	C101001 FIXED PARTITIONS - METAL STUD / GYPSUM Drywall Partitions - Lead lining Walls Premium Lead lining ceilings Premium General Trades Blocking Penetration firestopping allowance - Renovation Joint Sealants	32,425 1 1 0.85 0.85 1 0.50	SF LS LS LS LS LS LS	\$9.02 \$40,000.00 \$20,000.00 \$200,000.00 \$15,000.00 \$50,000.00 \$75,000.00	\$ 292,474 \$ 40,000 \$ 20,000 \$ 170,000 \$ 12,750 \$ 50,000 \$ 37,500		
	C101001 FIXED PARTITIONS - METAL STUD / GYPSUM	32,425	GSF	\$19.21	\$ 622,724	\$ 622,724	
	C101001 FIXED PARTITIONS - MASONRY Interior Masonry Partitions - Mechanical, Stairwells, Core TR areas Joint Sealants	11,446 0.50	SF LS	\$3.65 \$18,750.00	\$ 41,778 \$ 9,375		
	C101001 FIXED PARTITIONS - MASONRY	32,425	SF	\$1.58	\$ 51,153	\$ 51,153	
	C101005 INTERIOR WINDOWS / GLAZING Interior Glazed partitions - Allowance Interior Storefronts @ Existing Entry vestibule	1 125	LS SF	\$50,000.00 \$90.00	\$ 50,000 \$ 11,250		
	C101005 INTERIOR WINDOWS / GLAZING	32,425	SF	\$1.54	\$ 50,000	\$ 50,000	
	C1020 INTERIOR DOORS Interior Doors & Frames - Installed Interior Doors Hardware Interior Doors Hardware - Access control hardware Access Doors allowance	32,425 1 1 1	SF LS LS LS	\$4.65 \$63,000.00 \$45,000.00 \$12,500.00	\$ 150,776 \$ 63,000 \$ 45,000 \$ 12,500		
		32,425	SF	\$8.37	\$ 271,276	\$ 271,276	
	C1030 FITTINGS C103001 COMPARTMENTS, CUBICLES & TOILET PARTITIONS Toilet Partitions	0.85	LS	\$17,500.00	\$ 14,875		
	C103002 TOILET & BATH ACCESSORIES Toilet Accessories Shower Accessories	0.85 1	LS LS	\$45,000.00 \$2,500.00	\$ 38,250 \$ 2,500		
	C103007 FIRE EXTINGUISHER CABINETS FE Cabinets and Extinguishers - Qty assumed	17	EA	\$795.00	\$ 13,515		

Concept Analysis Estimate - Option 1

RENOVATION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	C103007 EMERGENCY ACCESS CABINETS Knox Box AED Semi recessed cabinets - AED by Others)	1 1	LS LS	\$595.00 \$435.00	\$ 595 \$ 435		
	C103003 MARKER BOARDS & TACK BOARDS Visual Display Surfaces Allowance Display Cases - Assumes not required	0.85 < Assumes not required >	LS	\$10,000.00 \$ -	\$ 8,500 \$ -		
	C103004 IDENTIFYING DEVICES Signage Allowance - Code & Wayfinding Signage Allowance - Building Identification	0.85 0.85	LS LS	\$35,000.00 \$50,000.00	\$ 29,750 \$ 42,500		
	C103000 WALL PROTECTION Wall Protection Allowance - Corner guards Interior Bollards @ Sallyport Solid Surface wall panels 1/4" @ Autopsy Suite & Showers @ Locker Rooms & Laundry Epoxy Resin Wall systems FRP Paneling @ Custodial Wall Protection - Stainless Steel Wainscot Stainless Steel Crash Rail	0.85 5.10 6,758 553 11,900 170 1,913 638	LS EA SF SF SF SF SF LF	\$ 17,500.00 \$ 925.00 \$ 45.00 \$ 45.00 \$ 17.50 \$ 9.65 \$ 22.00 \$ 45.00	\$ 14,875 \$ 4,718 \$ 304,088 \$ 24,863 \$ 208,250 \$ 1,641 \$ 42,075 \$ 28,688		
	C103005 LOCKERS Metal Lockers Staff Locker 15" x 18" x 84" 15" x 18" x 84", 2-Tier Investigators Locker Room 18" x 24" x 72" 18" x 24" x 72", 2-Tier Investigators Mudroom 18" x 20" x 74-1/2" Autopsy Locker Rooms 12" x 24" x 72" Maintenance Storage 18" x 24" x 84", 2-Tier 24" x 24" x 84"	2.55 4.25 17.00 3.40 5.10 39.10 3.40 2.55	EA EA EA EA EA EA EA EA	\$ 340.00 \$ 550.00 \$ 390.00 \$ 520.00 \$ 750.00 \$ 390.00 \$ 560.00 \$ 690.00	\$ 867 \$ 2,338 \$ - \$ 6,630 \$ 1,768 \$ - \$ 3,825 \$ 15,249 \$ - \$ 1,904 \$ 1,760		
	C103014 CASEWORK and E102001 MILLWORK Admin Casework Wood wall paneling	0.50 1,500	LS SF	\$125,000.00 \$50.00	\$ 62,500 \$ 75,000		
	C103099 OTHER INTERIOR SPECIALTIES Railings	1	LS	\$ 12,500.00	\$ - \$ 12,500		
	C1030 FITTINGS	32,425	SF	\$29.74		\$ 964,456	
C20	STAIRS	32,425	SF			\$ 29,300	\$0.90
	C2010 STAIR CONSTRUCTION Metal Pan stairs and railings			< Existing >	\$ -		
	C2020 STAIR FINISHES Stair Finishes Rubber Treads & Risers	1 525	LS LF	\$ 12,500.00 \$32.00	\$ 12,500 \$ 16,800		
	STAIRS	32,425	SF	\$0.90		\$ 29,300	
C30	FINISHES	32,425	SF			\$ 5,657,818	\$174.49
	C3010 WALL FINISHES Ceramic Wall Tiles CWT Toilet rooms to 9' Painted Walls Painting - Historic SF Allowance Painting - Epoxy Painting Premium - Labs, vestibules, transfer areas Acoustical Wall Treatments Acoustical Treatments Allowance	1,446 32,425 32,425 0.85	SF SF SF LS	\$18.00 \$3.95 \$5.00 \$50,000.00	\$ 26,028 \$ - \$ 128,079 \$ 162,125 \$ - \$ - \$ 42,500		
	C3010 WALL FINISHES	32,425	SF	\$11.06		\$ 358,732	
	C3020 FLOOR FINISHES C301004 TILE FINISHES Porcelain Tile Floors	220	SF	\$22.00	\$ 4,840		
	C302005 CARPETING Carpet Tile	7,268	SF	\$6.35	\$ 46,149		
	C302004 RESILIENT FLOOR FINISHES Sheet flooring Resilient Walk-off Mats Resilient Base Metal Base Transition Strips Floor Prep - Resilient	1,573 0.85 3,613 300 0.20 1,573	SF LS LF LF LS SF	\$9.65 \$5,000.00 \$3.40 \$15.00 \$7,500.00 \$0.60	\$ 15,175 \$ 4,250 \$ 12,283 \$ 4,500 \$ 1,500 \$ 944		
	C302003 WOOD FLOORING Not anticipated				\$ - \$ -		
	C302009 EPOXY FLOORING ERF-1 Epoxy base	10,030 319	SF LF	\$34.00 \$24.00	\$ 341,008 \$ 7,650		

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	C302010 HARDENERS AND SEALERS Painting - Epoxy Painting Premium - Labs, vestibules, transfer areas Painting - Epoxy Painted floor @ Sallyport / delivery areas	32,425 2,500	SF SF	\$1.25 \$2.25	\$ - \$ 40,531 \$ 5,625		
	C302099 OTHER FLOORING & FLOOR FINISHES - POLISHED CONCRETE Terrazzo flooring @ major communication areas and public access Terrazzo Base	8,594 1,357	SF LF	\$34.00 \$24.00	\$ - \$ 292,179 \$ 32,558		
	C302999 FLOOR PREPARATION Minor Floor Preparation	32,425	SF	\$1.35	\$ - \$ 43,774		
	C3020 FLOOR FINISHES	32,425	SF	\$26.31		\$ 852,966	
	C3030 CEILING FINISHES C303004 ACOUSTICAL CEILING TILES & PANELS ACT 2x2 ACT 2x2 Gasketed Cleanroom Specialty Ceilings - Premium appearance	12,945 - 85.00	SF SF LS	8.10 11.25 50000.00	\$ 104,853 \$ - \$ 4,250,000		
	C303003 GYPSUM WALLBOARD CEILING FINISHES Gyp Ceilings Gyp Soffits Allowance	6,315 0.2	SF LS	\$13.65 \$25,352.15	\$ 86,197 \$ 5,070		
	Ceiling Finishes	32,425	SF	\$137.12		\$ 4,446,121	
D10	CONVEYING	32,425	SF		\$ -	\$0.00	
	D1010 ELEVATORS AND LIFTS Elevator -MRL	0	STOP	\$65,000.00	\$ -		
		32,425	SF	\$0.00	\$ -		
D20	PLUMBING	32,425	SF		\$ 652,067	\$20.11	
	Plumbing Demolition - Fixtures Domestic Distribution / HW / Recirculation Sanitary Waste Storm - Rainwater Lab Gasses - Not required Gas Piping - Not included for Mechanical Equipment	32,425 32,425 32,425 32,425 32,425 < Excluded > < Excluded >	SF SF SF SF SF SF SF	\$1.65 \$2.05 \$6.96 \$5.50 \$3.95 \$ - \$ -	\$ 53,501 \$ 66,471 \$ 225,678 \$ 178,338 \$ 128,079 \$ - \$ -		
	PLUMBING	32,425	SF	\$20.11		\$ 652,067	
D30	HVAC	32,425	SF		\$ 3,776,672	\$116.47	
	Mechanical Demolition - Make safe, drop and remove Circulation and Back-of-House Office spaces Lab spaces - Bio hazard Lab Vestibule - Negative pressure isolated Rigging & Cranes Controls and Instrumentation - Specified sole source 20% premium Systems Testing & Balancing Other HVAC Systems & Equipment	32,425 9,952 14,126 8,026 321 0.85 32,425 32,425 32,425	SF SF SF SF SF LS SF SF SF	\$5.25 \$65.00 \$72.50 \$125.00 \$225.00 \$150,000.00 \$14.34 \$2.25 \$6.00	\$ 170,231 \$ 646,887 \$ 1,024,104 \$ 1,003,237 \$ 72,233 \$ 127,500 \$ 464,975 \$ 72,956 \$ 194,550		
	D3020 HEAT GENERATING SYSTEMS	32,425	SF	\$116.47		\$ 3,776,672	
D40	FIRE PROTECTION	32,425	SF		\$ 320,368	\$9.88	
	New Service riser PRZ, Zone valves, Alarm New Zone added @ Service riser with Zone valve and Alarm Fire Protection Systems - Extend Main line into Addition Fire Protection Systems - Historic SF Cost - Renovation area Fire Protection Systems - Historic SF Cost -Addition area Fire Protection Systems - Dry systems premium - Coolers Fire Protection Systems - Praction systems premium Fire Protection Systems - Novek Fire Protection Systems - New Electric Fire Pump	< Existing > 1 150 32,425 0 0 0.50 1.00 0.85	LS LF SF SF LS LS LOC LS	\$12,500.00 \$95.00 \$5.10 \$4.65 \$25,000.00 \$17,500.00 \$60,000.00 \$70,000.00	\$ - \$ 12,500 \$ 14,250 \$ 165,368 \$ - \$ - \$ 8,750 \$ 60,000 \$ 59,500		
		32,425	SF	\$9.88		\$ 320,368	

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D50	ELECTRICAL	32,425	SF			\$ 2,494,207	\$76.92
	Electrical - Cut / Cap & Make safe	32,425	SF	\$3.95	\$ 128,079		
	Electrical						
	Service Entrance Equipment	32,425	SF	\$11.51	\$ 373,288		
	Panel Boards	32,425	SF	\$6.72	\$ 217,766		
	Motor Controls	32,425	SF	\$0.42	\$ 13,619		
	Lighting & Branch Wiring	32,425	SF	\$10.47	\$ 339,555		
	Light Fixtures	32,425	SF	\$6.55	\$ 212,222		
	Lighting Sensors & Controls	32,425	SF	\$1.99	\$ 64,591		
	Communications				\$ -		
	Telecom & Cat 6a	32,425	SF	\$3.93	\$ 127,333		
	Backbone - Telecom & Security	32,425	SF	\$2.63	\$ 85,245		
	Security	32,425	SF	\$3.20	\$ 103,792		
	Surveillance	32,425	SF	\$2.47	\$ 80,155		
	Intrusion Detection Systems	32,425	SF	\$1.39	\$ 44,941		
	Emergency Lighting & Power - ATS, Emergency Gear, Distribution, monitoring & controls (Generator in site)	32,425	SF	\$16.50	\$ 535,013		
	Fire Alarm Systems	32,425	SF	\$3.95	\$ 128,079		
	Commissioning Electrical Systems	32,425	SF	\$0.75	\$ 24,319		
	BIM & Navisworks 3D coordination	32,425	SF	\$0.50	\$ 16,213		
	ELECTRICAL	32,425	SF	\$76.92		\$ 2,494,207	
E10	EQUIPMENT	32,425	SF			\$ 2,265,321	\$69.86
	E1010 SPECIALTY EQUIPMENT				\$ -		
	E109004 RESIDENTIAL EQUIPMENT				\$ -		
	Refrigerator, Bottom Freezer	2	EA	\$2,150.00	\$ 4,300		
	Refrigerator, Under Counter	2	EA	\$1,250.00	\$ 2,500		
	Microwave	4	EA	\$395.00	\$ 1,580		
	Dryer	3	EA	\$4,500.00	\$ 13,500		
	Washing Machine	3	EA	\$7,500.00	\$ 22,500		
	E102009 AUDIO-VISUAL EQUIPMENT				\$ -		
	AV Systems (Monitors, panels, speakers, microphones, processors, amps, projectors, screens, installation)	32,425	SF	\$7.98	\$ 258,589		
	LABORATORY EQUIPMENT				\$ -		
	Autopsy / Morgue Equipment				\$ -		
	Downdraft Autopsy Station	5.50	EA	\$33,000.00	\$ 181,500		
	Backdraft Autopsy Station	0.50	EA	\$28,995.00	\$ 14,498		
	8-Compartment Neuropathology Sink	0.50	EA	\$14,999.13	\$ 7,500		
	Autopsy Carrier	68.00	EA	\$2,395.00	\$ 162,860		
	Stainless Steel Body Tray	94.00	EA	\$1,000.00	\$ 94,000		
	Bariatric Body Carrier w/ Attached SS Tray	2.00	EA	\$9,700.00	\$ 19,400		
	Recessed Body Scale w/ Digital Readout	1.00	EA	\$13,500.00	\$ 13,500		
	Steam Kettle	0.50	EA	\$21,562.75	\$ 10,781		
	Main Body Cooler	2,429.00	SF	\$450.00	\$ 1,093,050		
	Decomp Body Cooler	171.50	SF	\$450.00	\$ 77,175		
	Ceiling mounted Cadaver Lift w/ Scale	0.50	EA	\$12,629.25	\$ 6,315		
	Walk-in Specimen Cooler	64.00	SF	\$450.00	\$ 28,800		
	Walk-in Specimen Freezer	64.00	SF	\$450.00	\$ 28,800		
	Insect Control System	3.50	EA	\$468.95	\$ 1,641		
	Evidence Drying Cabinet	1.50	EA	\$9,293.25	\$ 13,940		
	Dishwasher	0.50	EA	\$1,725.70	\$ 863		
	Drench Hose Eye Wash	4.00	EA	\$762.93	\$ 3,052		
	Emergency Shower/Eyewash	1.50	EA	\$3,573.20	\$ 5,360		
	Fume Hood, 8'	0.50	EA	\$35,667.75	\$ 17,834		
	Fume Hood, 6'	2.00	EA	\$30,242.75	\$ 60,486		
	Laboratory Refrigerator/Freezer	1.00	EA	\$15,807.50	\$ 15,808		
	Safety Supply Cabinet	1.00	EA	\$425.85	\$ 426		
	Spill Cart	0.50	EA	\$622.05	\$ 311		
	Lab Cart	2.50	EA	\$425.85	\$ 1,065		
	Lab Mobile Tables	7.00	EA	\$3,388.80	\$ 23,722		
	Table Mounted Paper Roll Dispenser	3.50	EA	\$235.98	\$ 826		
	Paper Towel Dispenser	5.00	EA	\$170.13	\$ 851		
	Glove Dispenser	8.00	EA	\$103.98	\$ 832		
	MSDS Cabinet	0.50	EA	\$519.13	\$ 260		
	4 tier racking	6.50	EA	\$3,600.00	\$ 23,400		
	Island Downdraft cutting station	0.50	EA	\$20,000.00	\$ 10,000		
	SPECIALTY EQUIPMENT						
	Flammable Storage Cabinets	0.50	LS	\$10,000.00	\$ 5,000		
	Tool Cabinets - Autopsy Stainless	0.50	LS	\$25,000.00	\$ 12,500		
	High Density Mobile Storage shelving - Assumes not required	< Assumes not required >			\$ -		
	LOADING DOCK EQUIPMENT						
	Receiving Equipment	1	LS	\$17,500.00	\$ 17,500		
	MISC EQUIPMENT						
	Lobby Entrance Accessories (boot brushes, coat hooks, purse hooks, magazine rack)	0.85	LS	\$10,000.00	\$ 8,500		
		32,425	SF	\$69.86		\$ 2,265,321	

RENOVATION							
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E20	FURNISHINGS	32,425	SF		\$	508,450	\$15.68
	E2010 FIXED FURNISHINGS						
	E102001 Labortory Casework				\$	-	
	Lab Vestibule Autopsy to office	7.50	LF	\$ 2,850.00	\$	21,375	
	Toilet / Locker / Shower Autopsy	2.00	LF	\$ 2,850.00	\$	5,700	
	Toilet / Locker / Shower Investigator	2.00	LF	\$ 2,850.00	\$	5,700	
	Clean Linen room	3.00	LF	\$ 2,850.00	\$	8,550	
	Receiving / Release	13.50	LF	\$ 2,850.00	\$	38,475	
	Evidence Room	4.00	LF	\$ 2,850.00	\$	11,400	
	Autopsy Room	52.00	LF	\$ 2,850.00	\$	148,200	
	Drying Room	4.00	LF	\$ 2,850.00	\$	11,400	
	Decomp / Isolation Autopsy Room	5.50	LF	\$ 2,850.00	\$	15,675	
	Histology	30.00	LF	\$ 2,850.00	\$	85,500	
	Neuropathology	11.00	LF	\$ 2,850.00	\$	31,350	
	Anthropology	10.00	LF	\$ 2,850.00	\$	28,500	
	Toxicology	15.00	LF	\$ 2,850.00	\$	42,750	
	Tissue Recovery	7.50	LF	\$ 2,850.00	\$	21,375	
		32,425	SF	\$14.68		\$	475,950
	E201002 WINDOW TREATMENTS						
	Dual shade roller shades with blackout - Manual	0.50	LS	\$35,000.00	\$	17,500	
	Motorized shades	0.50	LS	\$12,500.00	\$	6,250	
	E201002 WINDOW TREATMENTS	32,425	SF	\$0.73		\$	23,750
	E201004 FIXED FLOOR GRILLES AND MATS						
	WOM Walk off Mats	0.50	LS	\$10,000.00	\$	5,000	
	FG-1 Foot Grille	0.50	LS	\$7,500.00	\$	3,750	
		32,425	SF	\$0.27		\$	8,750
F10	SPECIAL CONSTRUCTION	32,425	SF		\$	37,500	\$1.16
	F1040 SPECIAL FACILITIES						
	Entrance Canopies allowance	0.50	LS	\$75,000.00	\$	37,500	
		32,425	SF	\$1.16		\$	37,500
F20	SELECTIVE BUILDING DEMOLITION	32,425	SF		\$	1,360,298	\$41.95
	F2010 BUILDING ELEMENTS DEMOLITION						
	Demolition - Selective interior						
	Gut Demo existing Building	32,425	SF	\$17.50	\$	567,438	
	Sawcut and Trench SOG for Plumbing	1,000	SF	\$25.00	\$	25,000	
	Selective Demo - Temp protection and barriers	1	LS	\$50,000.00	\$	50,000	
	Selective Demo - Temp protection and barriers - Premium to provide Existing building access during Construction	1	LS	\$75,000.00	\$	75,000	
	Demolition - Envelope						
	Demo existing Precast Envelope for new building envelope connection	1,885	SF	\$20.00	\$	37,700	
	Demo exterior envelope - Remove Glazed systems for Replacement	3,355	SF	\$12.50	\$	41,938	
	Demo roofing - Remove existing membrane low slope roof system to existing deck.	11,150	SF	\$4.65	\$	51,848	
	Demo Mechanical Equipment and Pad @ Exterior	1	LS	\$25,000.00	\$	25,000	
		1,885	SF	\$463.62		\$	873,923
	F2020 HAZARDOUS COMPONENTS ABATEMENT						
	F2020 HAZARDOUS COMPONENTS ABATEMENT	32,425	SF	\$15.00	\$	486,375	
		32,425	SF	\$15.00		\$	486,375
G20	SITE PREPARATION	32,425	SF		\$	-	\$0.00
	Civil Demo - Strip existing asphalt, sidewalk at rear of building, etc - Export		< N/A >		\$	-	
	Civil Demo - Remove existing fuel tank		< N/A >		\$	-	
	Civil Demo - Remove existing Mechanical Equipment / Pads		< N/A >		\$	-	
	Demo existing bollards, fencing, Site items - allowance		< N/A >		\$	-	
G20	SITE IMPROVEMENTS	32,425	SF		\$	392,425	\$12.10
	G1030 PARKING LOTS AND ROADS						
	Existing / New pavements - Restoration / Replacement - SD Section	1,195.95	SYD	\$68.00	\$	81,325	
	Precast Concrete Curb	425.00	LF	\$ 32.00	\$	13,600	
	Site access Control - Gates, Loop detectors, Fencing & Guard Shack	0.85	LS	\$75,000.00	\$	63,750	
					\$	-	
	G2030 PEDESTRIAN PAVING						
	Sidewalks allowance	3,400.0	SF	\$12.50	\$	42,500	
					\$	-	
	G2040 SITE DEVELOPMENT						
	Mobilization, Coordination, to accommodate Site Logistics, Temp Parking, Restoration	0.85	LS	\$100,000.00	\$	85,000	
	Civil Demo - Strip existing asphalt, sidewalk at rear of building, etc - Export		< N/A >		\$	-	
	Civil Demo - Remove existing fuel tank		< N/A >		\$	-	
	Civil Demo - Remove existing Mechanical Equipment / Pads		< N/A >		\$	-	
	Demo existing bollards, fencing, Site items - allowance		< N/A >		\$	-	
			< N/A >		\$	-	
	Building Structural EW - Additions		< N/A >		\$	-	
	Civil Mass Earthwork - Cuts and Fills - Allowance		<None Anticipated >		\$	-	
	Civil Mass Earthwork - Grading for Pavements		< N/A >		\$	-	
	Structural Earthwork - Mechanical Pad - Foundations & Retaining walls		< N/A >		\$	-	
	Structural Earthwork - Cuts and Fills for Mechanical Area		< N/A >		\$	-	
					\$	-	
	Wetland Mitigation - creation of wetlands to offset / Vernal Pools impact Allowance		< N/A >		\$	-	
					\$	-	

Concept Analysis Estimate - Option 1

RENOVATION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	G205003 TOPSOIL & PLANTING BEDS						
	Landscaping , Lawns, & Site Apurtanances	0.85	LS	\$50,000.00	\$ 42,500		
	Plantings allowance	0.85	LS	\$75,000.00	\$ 63,750		
					\$ -		
G30	SITE MECHANICAL UTILITIES	32,425	SF		\$ 425,000		\$13.11
	Fire & Domestic Service entrance / upgrade	0.85	LS	\$100,000.00	\$ 85,000		
	Stormwater Management Allowance (Structures, Pipe, Level spreaders, Water Clarity Units	0.85	LS	\$400,000.00	\$ 340,000	\$ -	
					\$ -		
G40	SITE ELECTRICAL UTILITIES	32,425	SF		\$ 990,250		\$30.54
	Primary service - New Entrance allowance - Primary, Transformer Pad, Ductbanks, Secondary to Mech Room	0.85	LS	\$175,000.00	\$ 148,750		
	Telecommunications Entrance allowance	0.85	LS	\$125,000.00	\$ 106,250		
	Outside Agencies - Hook-ups allowance	0.85	LS	\$40,000.00	\$ 34,000		
	Site Lighting - Poles allowance		< N/A >		\$ -		
	Campus Security - Blue Light System		< Excluded >		\$ -		
	750 KVA Generator Package - Exterior component	0.85	LS	\$425,000.00	\$ 361,250		
	Generator Package - Hushcore Attenuation allowance	0.85	LS	\$400,000.00	\$ 340,000		
G90	OTHER SITE CONSTRUCTION	32,425	SF		\$ -		\$0.00
	G9090 OTHER SITE CONSTRUCTION					None	
Z10	PROJECT REQUIREMENTS	32,425	SF		\$ 1,037,688		\$32.00
	Z1050 PREMIUM TIME						
	Plumbing Phasing Premium - Occupied Phased Renovation	0.85	LS	\$50,000.00	\$ 42,500		
	Phased Occupied Renovation - Temp Heat / Cooling Premium	0.85	LS	\$125,000.00	\$ 106,250		
	FP Phasing Premium - multiple drain, fill test, isolate	0.85	LS	\$37,500.00	\$ 31,875		
	Electrical Phased Occupied Renovation - Temp feeds Premium / Switchgear lead time	0.85	LS	\$150,000.00	\$ 127,500		
					\$ -		
	Z1050 GENERAL REQUIREMENTS						
	Professional Services				\$ -		
	CM Project Requirements - CM New Construction	32,425	SF	\$22.50	\$ 729,563		
	Project Requirements	\$32,425	SF	\$ 32.00		\$ 1,037,688	
x	TOTAL DIRECT COSTS	32,425	SF		\$ 23,265,843		\$717.53

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
A10	FOUNDATIONS	5,728	SF			\$ 372,175	\$64.97
	Foundations						
	Footing Concrete continuous with 95# per CYD	78	CYD	\$81.00	\$ 6,300		
	Column Footing Concrete with 95# per CYD -	46	CYD	\$678.00	\$ 31,188		
	Wall Concrete with 105# per CYD	97	CYD	\$925.00	\$ 89,931		
	Piers	10	CYD	\$1,350.00	\$ 14,000		
	Elevator Mat slab foundations		< N/A >		\$ -		
	Elevator Pit Foundation walls		< N/A >		\$ -		
	Misc Footings and Foundations Scope	5,728	SF	\$24.69		\$ 141,419	
	Winter Concrete - hot water & Protection Allowance	1	LS	\$25,000.00	\$ 25,000		
	Pinning to existing Foundations - Allowance	1	LS	\$7,500.00	\$ 7,500		
	Concrete housekeeping pads (Mechanical Equipment)	1	LS	\$20,000.00	\$ 20,000		
	Radon Pits Allowance	1	LS	\$10,000.00	\$ 10,000		
	Foundation Insulation Rigid 2"	2,800	SF	\$6.10	\$ 17,080		
		5,728	SF	\$13.89		\$ 79,580	
	A1020 SPECIAL FOUNDATIONS						
	A1030 SLAB ON GRADE						
	Concrete SOG Addition- 5" SOG	5,725	SF	\$11.25	\$ 64,406		
	Concrete SOG Sallyport - 6" reinforced sloped to trench drains		< N/A >		\$ -		
	Concrete SOG Utility Trenching infills		< N/A >		\$ -		
	Pinning @ Slab to existing @ 18" OC	1,350	EA	\$35.00	\$ 47,250		
		5,728	SF	\$19.49		\$ 111,656	
	A202002 MOISTURE PROTECTION						
	Topical Moisture mitigation - Assumes high performance glues where possible ILO Topical	5,728	SF	\$2.50	\$ 14,320		
	Damp-proofing / Waterproofing Allowance	2,800	SF	\$9.00	\$ 25,200		
	Elevator pit waterproofing, prep etc.	0	LS	\$5,000.00	\$ -		
		5,728	SF	\$6.90		\$ 39,520	
A20	BASEMENT CONSTRUCTION	5,728	SF			\$ 50,000	\$8.73
	A2010 BASEMENT EXCAVATION						
	Underpinning Allowance-	1.0	ls	\$50,000.00	\$ 50,000		
		5,728	SF	\$8.73		\$ 50,000	
B10	SUPERSTRUCTURE	5,728	SF			\$ 282,095	\$49.25
	B1020 ROOF CONSTRUCTION						
	ROOF FRAMING						
	Structural Steel - Additions assumes 10.5 #/SF	30.07	TNS	\$4,750.00	\$ 142,842		
	Structural Steel - Structural - Connector	0.00	TNS	\$4,750.00	\$ -		
	Column base plates with grouting	19.00	EA	\$295.00	\$ 5,605		
		30.07	TNS	\$4,936.39		\$ 148,447	
	Metal Roof Deck - 1/2" 18 gage type B metal roof deck	5,728	SF	6.45	\$ 36,946		
		5,728	SF	\$6.45		\$ 36,946	
	Miscellaneous Structural Steel						
	Misc. Metals - Misc. Metals SF Allowance	38,153	SF	\$1.65	\$ 62,952		
	Misc. Metals - Misc. Metals - Unforeseen conditions allowance		< N/A >		\$ -		
	Misc. Metals - Roof Screening and Support structure	1	LS	\$25,000.00	\$ 25,000		
	Expansion systems - Roof to roof/ wall condition	70	LF	\$125.00	\$ 8,750		
		5,728	SF	\$16.88		\$ 96,702	
	Fireproofing						
	SOFP new structural members					Assume N/R	
	Intumescent Fireproofing					Assume N/R	
B20	EXTERIOR ENCLOSURE	5,728	SF			\$ 667,767	\$116.58
	B2010 EXTERIOR WALLS						
	Exterior Wall System						
	Thermal Insulation Systems Perimeter envelope - New	4,252	SF	\$8.65	\$ 36,780		
	Thermal Insulation Systems Perimeter envelope - Spray foam @ interior of existing panel - furring in CFMF		< N/A >		\$ -		
	AVB for Cavity Wall systems (70% wall area)	2,976	SF	\$7.00	\$ 20,835		
	GlassMat on Envelope CFMF Exterior	2,976	SF	\$6.45	\$ 19,198		
	Interior Gyp on Envelope CFMF Systems	2,976	SF	\$5.95	\$ 17,710		
	Cold Formed Framing @ Envelope	4,252	SF	\$23.95	\$ 101,835		
	Masonry cavity wall back-up 8" CMU - Premium 10%	425	SF	\$10.00	\$ 4,250		
		5,728	SF	\$35.02		\$ 200,607	
	Siding & Exterior Finishes						
	Exterior siding systems allowance - 50% of new wall area	1,488	SF	\$80.00	\$ 119,056		
	Brick Veneer on new Envelope - 50% of new wall area	1,488	SF	\$45.00	\$ 66,969		
		5,728	SF	\$32.48		\$ 186,025	
	Misc Exterior Specialties						
	Expansion systems - Envelope @ 14'	2	EA	\$1,690.00	\$ 3,380		
	Expansion systems - Floor @ connections	70	LF	\$145.00	\$ 10,150		
		5,728	SF	\$2.36		\$ 13,530	
	GFRC Column Enclosures						
	Column Covers - Allowance	1	LS	\$20,000.00	\$ 20,000		
		5,728	SF	\$3.49		\$ 20,000	

ESTIMATE DETAIL
LEVEL 3 - INDIVIDUAL ELEMENTS



Concept Analysis Estimate - Option 1

ADDITION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	B2020 EXTERIOR WINDOWS B202002 STOREFRONTS Main Entry Hardening allowance - Assumes only security window from lobby to secured areas - no "Mantrap" New Glazed storefront systems (80% of 30% wall area) Window Blocking @ New Solid Surface Window Sills	1 1,020 1 1	LS SF LS LS	\$10,000.00 \$110.00 \$17,500.00 \$20,000.00	\$ 10,000 \$ 112,253 \$ 17,500 \$ 20,000		
		5,728	SF	\$27.89		\$ 159,753	
	B202003 CURTAIN WALLS Replacement CW @ Existing building New Curtainwall Systems - (20% of 30% glazed wall area) Sunshades projection - Excluded	255	SF SF	\$140.00 \$140.00	\$ - \$ 35,717 \$ -		
		5,728	SF	\$6.24		\$ 35,717	
	B2030 EXTERIOR DOORS B203001 SOLID DOORS HM Door and HM Frame Exterior Doors & Frames - Installed - Exterior Doors Hardware Exterior Doors Hardware - Access control hardware Sallyport Rolling doors with operators - High Speed 12x14 Sallyport Rolling doors with operators - High Speed 20x14 Coiling Service doors 6x8 Coiling Service doors 8x8 Coiling Service doors 10x14 Door Operators @ Entrance	0.15 0.15 0.15 < N/A > < N/A > < N/A > < N/A > < N/A > < N/A > 0.15	LS LS LS < N/A > < N/A > < N/A > < N/A > < N/A > EA	\$40,000.00 \$42,000.00 \$30,000.00 \$ - \$ - \$ - \$ - \$ - \$8,900.00	\$ 6,000 \$ 6,300 \$ 4,500 \$ - \$ - \$ - \$ - \$ - \$ 1,335		
		5,728	SF	\$3.17		\$ 18,135	
	B203002 GLAZED DOORS Storefront door with Hardware - Installed	8	EA	\$4,250.00	\$ 34,000		
		5,728	SF	\$5.94		\$ 34,000	
B30	ROOFING	5,728	SF		\$ 224,726	\$39.23	
	B3010 ROOF COVERINGS Roofing Coverings - Building Roof New EPDM / TPO Membrane roofing on tapered insulation - New Building Roof Access Ladder - NA Assumes added Flight of stairs Connector roofing Roof Blocking Roof Screens and Mechanical screening allowance Expansion systems - Roof to roof / wall condition	5,728 < N/A > < N/A > 800 1 70	SF < N/A > < N/A > LF LS LF	\$29.50 \$ - \$ - \$27.50 \$25,000.00 \$125.00	\$ 168,976 \$ - \$ - \$ 22,000 \$ 25,000 \$ 8,750		
		5,728	SF	\$39.23		\$ 224,726	
C10	INTERIOR CONSTRUCTION	5,728	SF		\$ 807,042	\$140.89	
	C101001 FIXED PARTITIONS - METAL STUD / GYPSUM Drywall Partitions - Lead lining Walls Premium Lead lining ceilings Premium General Trades Blocking Penetration firestopping allowance - New Construction Joint Sealants	5,728 1 1 0.15 0.15 1 0.50	SF LS LS LS LS LS LS	\$9.02 \$40,000.00 \$20,000.00 \$200,000.00 \$15,000.00 \$25,000.00 \$75,000.00	\$ 51,667 \$ 40,000 \$ 20,000 \$ 30,000 \$ 2,250 \$ 25,000 \$ 37,500		
	C101001 FIXED PARTITIONS - METAL STUD / GYPSUM	5,728	GSF	\$36.04		\$ 206,417	
	C101001 FIXED PARTITIONS - MASONRY Interior Masonry Partitions - Mechanical, Stairwells, Core TR areas Joint Sealants	26,707 0.50	SF LS	\$3.65 \$18,750.00	\$ 97,481 \$ 9,375		
	C101001 FIXED PARTITIONS - MASONRY	5,728	SF	\$18.66		\$ 106,856	
	C101005 INTERIOR WINDOWS / GLAZING Interior Glazed partitions - Allowance	1	LS	\$50,000.00	\$ 50,000		
	C101005 INTERIOR WINDOWS / GLAZING	5,728	SF	\$8.73		\$ 50,000	
	C1020 INTERIOR DOORS Interior Doors & Frames - Installed Interior Doors Hardware Interior Doors Hardware - Access control hardware Access Doors allowance	5,728 1 1 1	SF LS LS LS	\$4.65 \$63,000.00 \$45,000.00 \$12,500.00	\$ 26,635 \$ 63,000 \$ 45,000 \$ 12,500		
		5,728	SF	\$25.69		\$ 147,135	
	C1030 FITTINGS C103001 COMPARTMENTS, CUBICLES & TOILET PARTITIONS Toilet Partitions	0.15	LS	\$17,500.00	\$ 2,625		
	C103002 TOILET & BATH ACCESSORIES Toilet Accessories Shower Accessories	0.15 1	LS LS	\$45,000.00 \$2,500.00	\$ 6,750 \$ 2,500		
	C103007 FIRE EXTINGUISHER CABINETS FE Cabinets and Extinguishers - Qty assumed	3	EA	\$795.00	\$ 2,385		
	C103007 EMERGENCY ACCESS CABINETS Knox Box AED Semi recessed cabinets - AED by Others)	1 1	LS LS	\$595.00 \$435.00	\$ 595 \$ 435		
	C103003 MARKER BOARDS & TACK BOARDS Visual Display Surfaces Allowance Display Cases - Assumes not required	0.15 < Assumes not required >	LS	\$10,000.00 \$ -	\$ 1,500 \$ -		
	C103004 IDENTIFYING DEVICES Signage Allowance - Code & Wayfinding Signage Allowance - Building Identification	0.15 0.15	LS LS	\$35,000.00 \$50,000.00	\$ 5,250 \$ 7,500		

Concept Analysis Estimate - Option 1

ADDITION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	C103000 WALL PROTECTION Wall Protection Allowance - Corner guards Interior Bollards @ Sallyport Solid Surface wall panels 1/4" @ Autopsy Suite & Showers @ Locker Rooms & Laundry Epoxy Resin Wall systems FRP Paneling @ Custodial Wall Protection - Stainless Steel Wainscot Stainless Steel Crash Rail	0.15 0.90 1,193 98 2,100 30 338 113	LS EA SF SF SF SF SF LF	\$ 17,500.00 \$ 925.00 \$ 45.00 \$ 45.00 \$ 17.50 \$ 9.65 \$ 22.00 \$ 45.00	\$ 2,625 \$ 833 \$ 53,663 \$ 4,388 \$ 36,750 \$ 290 \$ 7,425 \$ 5,063		
	C103005 LOCKERS Metal Lockers Staff Locker 15" x 18" x 84" 15" x 18" x 84", 2-Tier Investigators Locker Room 18" x 24" x 72" 18" x 24" x 72", 2-Tier Investigators Mudroom 18" x 20" x 74-1/2" Autopsy Locker Rooms 12" x 24" x 72" Maintenance Storage 18" x 24" x 84", 2-Tier 24" x 24" x 84"	0.45 0.75 3.00 0.60 0.90 6.90 0.60 0.45	EA EA EA EA EA EA EA EA	\$ 340.00 \$ 550.00 \$ 390.00 \$ 520.00 \$ 750.00 \$ 390.00 \$ 560.00 \$ 690.00	\$ 153 \$ 413 \$ 1,170 \$ 312 \$ 675 \$ 2,691 \$ 336 \$ 311		
	C103014 CASEWORK and E102001 MILLWORK Admin Casework Wood wall paneling	0.50 1,500	LS SF	\$125,000.00 \$50.00	\$ 62,500 \$ 75,000		
	C103099 OTHER INTERIOR SPECIALTIES Railings	1	LS	\$ 12,500.00	\$ 12,500		
	C1030 FITTINGS	5,728	SF	\$51.79		\$ 296,635	
C20	STAIRS	5,728	SF		\$ -	\$ -	\$0.00
	C2010 STAIR CONSTRUCTION Metal Pan stairs and railings		< N/A >		\$ -		
	C2020 STAIR FINISHES Stair Finishes Rubber Treads & Risers		< N/A > < N/A >		\$ - \$ -		
	STAIRS	5,728	SF	\$0.00		\$ -	
C30	FINISHES	5,728	SF		\$ 350,917	\$ 350,917	\$61.26
	C3010 WALL FINISHES Ceramic Wall Tiles CWT Toilet rooms to 9'	1,446	SF	\$18.00	\$ 26,028		
	Painted Walls Painting - Historic SF Allowance Painting - Epoxy Painting Premium - Labs, vestibules, transfer areas	5,728 5,728	SF SF	\$3.95 \$5.00	\$ 22,626 \$ 28,640		
	Acoustical Wall Treatments Acoustical Treatments Allowance	0.15	LS	\$50,000.00	\$ 7,500		
	C3010 WALL FINISHES	5,728	SF	\$14.80		\$ 84,794	
	C3020 FLOOR FINISHES C301004 TILE FINISHES Porcelain Tile Floors	220	SF	\$22.00	\$ 4,840		
	C302005 CARPETING Carpet Tile	1,283	SF	\$6.35	\$ 8,144		
	C302004 RESILIENT FLOOR FINISHES Sheet flooring Resilient Walk-off Mats Resilient Base Metal Base Transition Strips Floor Prep - Resilient	278 0.15 638 300 0.15 278	SF LS LF LF LS SF	\$9.65 \$5,000.00 \$3.40 \$15.00 \$7,500.00 \$0.60	\$ 2,678 \$ 750 \$ 2,168 \$ 4,500 \$ 1,125 \$ 167		
	C302003 WOOD FLOORING Not anticipated				\$ - \$ -		
	C302009 EPOXY FLOORING ERF-1 Epoxy base	1,770 56	SF LF	\$34.00 \$24.00	\$ 60,178 \$ 1,350		
	C302010 HARDENERS AND SEALERS Painting - Epoxy Painting Premium - Labs, vestibules, transfer areas Painting - Epoxy Painted floor @ Sallyport / delivery areas	5,728	SF	\$1.25 < N/A >	\$ 7,160 \$ -		
	C302099 OTHER FLOORING & FLOOR FINISHES - POLISHED CONCRETE Terrazzo flooring @ major communication areas and public access Terrazzo Base	1,517 239	SF LF	\$34.00 \$24.00	\$ 51,561 \$ 5,746		
	C302999 FLOOR PREPARATION Minor Floor Preparation	5,728	SF	\$1.35	\$ 7,733		
	C3020 FLOOR FINISHES	5,728	SF	\$27.60		\$ 158,098	
	C3030 CEILING FINISHES C303004 ACOUSTICAL CEILING TILES & PANELS ACT 2x2 ACT 2x2 Gasketed Cleanroom Specialty Ceilings - Premium appearance	2,284 5,488 0.15	SF SF LS	8.10 11.25 50000.00	\$ 18,503 \$ 61,740 \$ 7,500		

ESTIMATE DETAIL
LEVEL 3 - INDIVIDUAL ELEMENTS



Concept Analysis Estimate - Option 1

ADDITION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	C303003 GYPSUM WALLBOARD CEILING FINISHES						
	Gyp Ceilings	1,114	SF	\$13.65	\$ 15,211		
	Gyp Soffits Allowance	0.2	LS	\$25,352.15	\$ 5,070		
	Ceiling Finishes	5,728	SF	\$18.86		\$ 108,025	
D10	CONVEYING	5,728	SF			\$ -	\$0.00
	D1010 ELEVATORS AND LIFTS						
	Elevator -MRL	0	STOP	\$65,000.00	\$ -		
		5,728	SF	\$0.00		\$ -	
D20	PLUMBING	5,728	SF			\$ 105,739	\$18.46
	Plumbing Demolition -		< N/A >		\$ -		
	Fixtures	5,728	SF	\$2.05	\$ 11,742		
	Domestic Distribution / HW / Recirculation	5,728	SF	\$6.96	\$ 39,867		
	Sanitary Waste	5,728	SF	\$5.50	\$ 31,504		
	Storm - Rainwater	5,728	SF	\$3.95	\$ 22,626		
	Lab Gasses - Not required		< Excluded >		\$ -		
	Gas Piping - Not included for Mechanical Equipment		< Excluded >		\$ -		
	PLUMBING	5,728	SF	\$18.46		\$ 105,739	
D30	HVAC	5,728	SF			\$ 637,068	\$111.22
	Mechanical Demolition - Make safe, drop and remove		< N/A >		\$ -		
	Circulation and Back-of-House	1,758	SF	\$65.00	\$ 114,275		
	Office spaces	2,495	SF	\$72.50	\$ 180,912		
	Lab spaces - Bio hazard	1,418	SF	\$125.00	\$ 177,226		
	Lab Vestibule - Negative pressure isolated	57	SF	\$225.00	\$ 12,760		
	Rigging & Cranes	0.15	LS	\$150,000.00	\$ 22,500		
	Controls and Instrumentation - Specified sole source 20% premium	5,728	SF	\$14.34	\$ 82,140		
	Systems Testing & Balancing	5,728	SF	\$2.25	\$ 12,888		
	Other HVAC Systems & Equipment	5,728	SF	\$6.00	\$ 34,368		
	D3020 HEAT GENERATING SYSTEMS	5,728	SF	\$111.22		\$ 637,068	
D40	FIRE PROTECTION	5,728	SF			\$ 207,135	\$36.16
	New Service riser PRZ, Zone valves, Alarm		< Existing >		\$ -		
	New Zone added @ Service riser with Zone valve and Alarm	1	LS	\$12,500.00	\$ 12,500		
	Fire Protection Systems - Extend Main line into Addition	150	LF	\$95.00	\$ 14,250		
	Fire Protection Systems - Historic SF Cost - Renovation area		SF	\$5.10	\$ -		
	Fire Protection Systems - Historic SF Cost - Addition area	5,728	SF	\$4.65	\$ 26,635		
	Fire Protection Systems - Dry systems premium - Coolers	2	LS	\$25,000.00	\$ 50,000		
	Fire Protection Systems - Preaction systems premium	0.50	LS	\$17,500.00	\$ 8,750		
	Fire Protection Systems - Novek	1.00	LOC	\$60,000.00	\$ 60,000		
	Fire Protection Systems - New Electric Fire Pump	0.50	LS	\$70,000.00	\$ 35,000		
		5,728	SF	\$36.16		\$ 207,135	
D50	ELECTRICAL	5,728	SF			\$ 417,986	\$72.97
	Electrical - Cut / Cap & Make safe	0	SF	\$3.95	\$ -		
	Electrical						
	Service Entrance Equipment	5,728	SF	\$11.51	\$ 65,943		
	Panel Boards	5,728	SF	\$6.72	\$ 38,469		
	Motor Controls	5,728	SF	\$0.42	\$ 2,406		
	Lighting & Branch Wiring	5,728	SF	\$10.47	\$ 59,984		
	Light Fixtures	5,728	SF	\$6.55	\$ 37,490		
	Lighting Sensors & Controls	5,728	SF	\$1.99	\$ 11,410		
	Communications				\$ -		
	Telecom & Cat 6a	5,728	SF	\$3.93	\$ 22,494		
	Backbone - Telecom & Security	5,728	SF	\$2.63	\$ 15,059		
	Security	5,728	SF	\$3.20	\$ 18,335		
	Surveillance	5,728	SF	\$2.47	\$ 14,160		
	Intrusion Detection Systems	5,728	SF	\$1.39	\$ 7,939		
	Emergency Lighting & Power - ATS, Emergency Gear, Distribution, monitoring & controls (Generator in site)	5,728	SF	\$16.50	\$ 94,512		
	Fire Alarm Systems	5,728	SF	\$3.95	\$ 22,626		
	Commissioning Electrical Systems	5,728	SF	\$0.75	\$ 4,296		
	BIM & Navisworks 3D coordination	5,728	SF	\$0.50	\$ 2,864		
	ELECTRICAL	5,728	SF	\$72.97		\$ 417,986	
E10	EQUIPMENT	5,728	SF			\$ 2,027,912	\$354.03
	E1010 SPECIALTY EQUIPMENT				\$ -		
	E109004 RESIDENTIAL EQUIPMENT				\$ -		
	Refrigerator, Bottom Freezer	2	EA	\$2,150.00	\$ 4,300		
	Refrigerator, Under Counter	2	EA	\$1,250.00	\$ 2,500		
	Microwave	4	EA	\$395.00	\$ 1,580		
	Dryer	3	EA	\$4,500.00	\$ 13,500		
	Washing Machine	3	EA	\$7,500.00	\$ 22,500		
	E102009 AUDIO-VISUAL EQUIPMENT				\$ -		
	AV Systems (Monitors, panels, speakers, microphones, processors, amps, projectors, screens, installation)	5,728	SF	\$7.98	\$ 45,681		
	LABORATORY EQUIPMENT				\$ -		
	Autopsy / Morgue Equipment				\$ -		
	Downdraft Autopsy Station	5.50	EA	\$33,000.00	\$ 181,500		
	Backdraft Autopsy Station	0.50	EA	\$28,995.00	\$ 14,498		
	8-Compartment Neuropathology Sink	0.50	EA	\$14,999.13	\$ 7,500		

Concept Analysis Estimate - Option 1

ADDITION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
	Autopsy Carrier	68.00	EA	\$2,395.00	\$ 162,860		
	Stainless Steel Body Tray	94.00	EA	\$1,000.00	\$ 94,000		
	Bariatric Body Carrier w/ Attached SS Tray	2.00	EA	\$9,700.00	\$ 19,400		
	Recessed Body Scale w/ Digital Readout	1.00	EA	\$13,500.00	\$ 13,500		
	Steam Kettle	0.50	EA	\$21,562.75	\$ 10,781		
	Main Body Cooler	2,429.00	SF	\$450.00	\$ 1,093,050		
	Decomp Body Cooler	171.50	SF	\$450.00	\$ 77,175		
	Ceiling mounted Cadaver Lift w/ Scale	0.50	EA	\$12,629.25	\$ 6,315		
	Walk-in Specimen Cooler	64.00	SF	\$450.00	\$ 28,800		
	Walk-in Specimen Freezer	64.00	SF	\$450.00	\$ 28,800		
	Insect Control System	3.50	EA	\$468.95	\$ 1,641		
	Evidence Drying Cabinet	1.50	EA	\$9,293.25	\$ 13,940		
	Dishwasher	0.50	EA	\$1,725.70	\$ 863		
	Drench Hose Eye Wash	4.00	EA	\$762.93	\$ 3,052		
	Emergency Shower/Eyewash	1.50	EA	\$3,573.20	\$ 5,360		
	Fume Hood, 8'	0.50	EA	\$35,667.75	\$ 17,834		
	Fume Hood, 6'	2.00	EA	\$30,242.75	\$ 60,486		
	Laboratory Refrigerator/Freezer	1.00	EA	\$15,807.50	\$ 15,808		
	Safety Supply Cabinet	1.00	EA	\$425.85	\$ 426		
	Spill Cart	0.50	EA	\$622.05	\$ 311		
	Lab Cart	2.50	EA	\$425.85	\$ 1,065		
	Lab Mobile Tables	7.00	EA	\$3,388.80	\$ 23,722		
	Table Mounted Paper Roll Dispenser	3.50	EA	\$235.98	\$ 826		
	Paper Towel Dispenser	5.00	EA	\$170.13	\$ 851		
	Glove Dispenser	8.00	EA	\$103.98	\$ 832		
	MSDS Cabinet	0.50	EA	\$519.13	\$ 260		
	4 tier racking	6.50	EA	\$3,600.00	\$ 23,400		
	Island Downdraft cutting station	0.50	EA	\$20,000.00	\$ 10,000		
	SPECIALTY EQUIPMENT						
	Flammable Storage Cabinets	0.50	LS	\$10,000.00	\$ 5,000		
	Tool Cabinets - Autopsy Stainless	0.50	LS	\$25,000.00	\$ 12,500		
	High Density Mobile Storage shelving - Assumes not required	< Assumes not required >			\$ -		
	LOADING DOCK EQUIPMENT						
	Receiving Equipment	< See Reno >			\$ -		
	MISC EQUIPMENT						
	Lobby Entrance Accessories (boot brushes, coat hooks, purse hooks, magazine rack)	0.15	LS	\$10,000.00	\$ 1,500		
		5,728	SF	\$354.03		\$ 2,027,912	
E20	FURNISHINGS	5,728	SF		\$ 508,450	\$88.77	
	E2010 FIXED FURNISHINGS						
	E102001 Labrotory Casework				\$ -		
	Lab Vestibule Autopsy to office	7.50	LF	\$ 2,850.00	\$ 21,375		
	Toilet / Locker / Shower Autopsy	2.00	LF	\$ 2,850.00	\$ 5,700		
	Toilet / Locker / Shower Investigator	2.00	LF	\$ 2,850.00	\$ 5,700		
	Clean Linen room	3.00	LF	\$ 2,850.00	\$ 8,550		
	Receiving / Release	13.50	LF	\$ 2,850.00	\$ 38,475		
	Evidence Room	4.00	LF	\$ 2,850.00	\$ 11,400		
	Autopsy Room	52.00	LF	\$ 2,850.00	\$ 148,200		
	Drying Room	4.00	LF	\$ 2,850.00	\$ 11,400		
	Decomp / Isolation Autopsy Room	5.50	LF	\$ 2,850.00	\$ 15,675		
	Histology	30.00	LF	\$ 2,850.00	\$ 85,500		
	Neuropathology	11.00	LF	\$ 2,850.00	\$ 31,350		
	Anthropology	10.00	LF	\$ 2,850.00	\$ 28,500		
	Toxicology	15.00	LF	\$ 2,850.00	\$ 42,750		
	Tissue Recovery	7.50	LF	\$ 2,850.00	\$ 21,375		
		5,728	SF	\$83.09		\$ 475,950	
	E201002 WINDOW TREATMENTS						
	Dual shade roller shades with blackout - Manual	0.50	LS	\$35,000.00	\$ 17,500		
	Motorized shades	0.50	LS	\$12,500.00	\$ 6,250		
	E201002 WINDOW TREATMENTS	5,728	SF	\$4.15		\$ 23,750	
	E201004 FIXED FLOOR GRILLES AND MATS						
	WOM Walk off Mats	0.50	LS	\$10,000.00	\$ 5,000		
	FG-1 Foot Grille	0.50	LS	\$7,500.00	\$ 3,750		
		5,728	SF	\$1.53		\$ 8,750	
F10	SPECIAL CONSTRUCTION	5,728	SF		\$ 37,500	\$6.55	
	F1040 SPECIAL FACILITIES						
	Entrance Canopies allowance	0.50	LS	\$75,000.00	\$ 37,500		
		5,728	SF	\$6.55		\$ 37,500	
F20	SELECTIVE BUILDING DEMOLITION	5,728	SF		\$ -	\$0.00	
	F2010 BUILDING ELEMENTS DEMOLITION						
	Demolition - Selective interior	< See Reno >					
	Demolition - Envelope	< See Reno >					
		5,728	SF	\$0.00		\$ -	
	F2020 HAZARDOUS COMPONENTS ABATEMENT						
	F2020 HAZARDOUS COMPONENTS ABATEMENT	< See Reno >			\$ -		
		5,728	SF	\$0.00		\$ -	

ESTIMATE DETAIL
LEVEL 3 - INDIVIDUAL ELEMENTS



Concept Analysis Estimate - Option 1

ADDITION

14-Jun-24

CODE	UNIFORMAT III	QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL COST	/ SF
G20	SITE PREPARATION	5,728	SF			\$ 125,000	\$21.82
	Civil Demo - Strip existing asphalt, sidewalk at rear of building, etc - Export	1.00	LS	\$25,000.00	\$ 25,000		
	Civil Demo - Remove existing fuel tank	1.00	LS	\$50,000.00	\$ 50,000		
	Civil Demo - Remove existing Mechanical Equipment / Pads	1.00	LS	\$25,000.00	\$ 25,000		
	Demo existing bollards, fencing, Site items - allowance	1.00	LS	\$25,000.00	\$ 25,000		
G20	SITE IMPROVEMENTS	5,728	SF			\$ 1,229,206	\$214.60
	G1030 PARKING LOTS AND ROADS						
	Existing / New pavements - Restoration / Replacement - SD Section	211.05	SYD	\$68.00	\$ 14,351		
	Precast Concrete Curb	75	LF	\$ 32.00	\$ 2,400		
	Site access Control - Gates, Loop detectors, Fencing & Guard Shack	0.2	LS	\$75,000.00	\$ 11,250		
	G2030 PEDESTRIAN PAVING						
	Sidewalks allowance	600.0	SF	\$12.50	\$ 7,500		
	G2040 SITE DEVELOPMENT						
	Mobilization, Coordination, to accommodate Site Logistics, Temp Parking, Restoration	0.15	LS	\$100,000.00	\$ 15,000		
	Civil Demo - Strip existing asphalt, sidewalk at rear of building, etc - Export	1.00	LS	\$25,000.00	\$ 25,000		
	Civil Demo - Remove existing fuel tank	1.00	LS	\$50,000.00	\$ 50,000		
	Civil Demo - Remove existing Mechanical Equipment / Pads	1.00	LS	\$25,000.00	\$ 25,000		
	Demo existing bollards, fencing, Site items - allowance	1.00	LS	\$25,000.00	\$ 25,000		
	Building Structural EW - Additions	5,728.0	SF	\$15.00	\$ 85,920		
	Civil Mass Earthwork - Cuts and Fills - Allowance			<None Anticipated>	\$ -		
	Civil Mass Earthwork - Grading for Pavements	1.0	LS	\$25,000.00	\$ 25,000		
	Structural Earthwork - Mechanical Pad - Foundations & Retaining walls	1.0	LS	\$25,000.00	\$ 25,000		
	Structural Earthwork - Cuts and Fills for Mechanical Area	175.0	CYD	\$75.00	\$ 13,125		
	Route 4 Extension - Base bid scope to allow paving through wetland area	1.0	LS	\$788,410.00	\$ 788,410		
	Wetland Mitigation - creation of wetlands to offset / Vernal Pools impact Allowance	1.0	LS	\$97,500.00	\$ 97,500		
	G205003 TOPSOIL & PLANTING BEDS						
	Landscaping, Lawns, & Site Apurtanances	0.15	LS	\$50,000.00	\$ 7,500		
	Plantings allowance	0.15	LS	\$75,000.00	\$ 11,250		
G30	SITE MECHANICAL UTILITIES	5,728	SF			\$ 75,000	\$13.09
	Fire & Domestic Service entrance / upgrade	0.15	LS	\$100,000.00	\$ 15,000		
	Stormwater Management Allowance (Structures, Pipe, Level spreaders, Water Clarity Units	0.15	LS	\$400,000.00	\$ 60,000	\$ -	
G40	SITE ELECTRICAL UTILITIES	5,728	SF			\$ 207,250	\$36.18
	Primary service - New Entrance allowance - Primary, Transformer Pad, Ductbanks, Secondary to Meeh Room	0.15	LS	\$175,000.00	\$ 26,250		
	Telecommunications Entrance allowance	0.15	LS	\$125,000.00	\$ 18,750		
	Outside Agencies - Hook-ups allowance	0.15	LS	\$40,000.00	\$ 6,000		
	Site Lighting - Poles allowance	5	EA	\$6,500.00	\$ 32,500		
	Campus Security - Blue Light System			< Excluded >	\$ -		
	750 KVA Generator Package - Exterior component	0.15	LS	\$425,000.00	\$ 63,750		
	Generator Package - Hushcore Attenuation allowance	0.15	LS	\$400,000.00	\$ 60,000		
G90	OTHER SITE CONSTRUCTION	5,728	SF			\$ -	\$0.00
	G9090 OTHER SITE CONSTRUCTION					None	
Z10	PROJECT REQUIREMENTS	5,728	SF			\$ 183,255	\$31.99
	Z1050 PREMIUM TIME						
	Plumbing Phasing Premium - Occupied Phased Renovation	0.15	LS	\$50,000.00	\$ 7,500		
	Phased Occupied Renovation - Temp Heat / Cooling Premium	0.15	LS	\$125,000.00	\$ 18,750		
	FP Phasing Premium - multiple drain, fill test, isolate	0.15	LS	\$37,500.00	\$ 5,625		
	Electrical Phased Occupied Renovation - Temp feeds Premium / Switchgear lead time	0.15	LS	\$150,000.00	\$ 22,500		
	Z1050 GENERAL REQUIREMENTS						
	Professional Services				\$ -		
	CM Project Requirements - CM New Construction	5,728	SF	\$22.50	\$ 128,880		
	Project Requirements	\$5,728	SF	\$ 31.99		\$ 183,255	
x	TOTAL DIRECT COSTS	5,728	SF			\$ 8,516,223	\$1,486.77

DAS OCME Expansion & Renovation

Concept Analysis Estimate



Option 1a Analysis

May 15, 2024
rev 1

June 14, 2024
rev 3



DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 1a



14-Jun-24

57,325 SF

UNIFORMAT I - MAJOR GROUP - SUMMARY			TOTAL	/SF	%	
A	SUBSTRUCTURE		\$ 510,787	\$8.91	0.98%	
B	SHELL		\$ 5,059,809	\$88.27	9.72%	
C	INTERIORS		\$ 5,272,603	\$91.98	10.13%	
D	SERVICES		\$ 13,394,862	\$233.67	25.74%	
E	EQUIPMENT & FURNISHINGS		\$ 5,423,650	\$94.61	10.42%	
F	SPECIAL CONSTRUCTION & DEMOLITION		\$ 1,475,198	\$25.73	2.83%	
G	BUILDING SITEWORK		\$ 2,657,879	\$46.37	5.11%	
Z	PROJECT REQUIREMENTS		\$ 1,777,313	\$31.00	3.41%	
TOTAL DIRECT COSTS			\$ 35,572,101	\$620.53	68.35%	
DESIGN ALLOWANCE			10.00%	\$ 3,557,210	\$62.05	6.83%
PERMITS - Excluded			LS	\$ -	\$0.00	0.00%
GENERAL CONDITIONS - 24 Months			6.44%	\$ 2,520,000	\$43.96	4.84%
PROFESSIONAL AND GENERAL LIABILITY INS			0.70%	\$ 291,545	\$5.09	0.56%
BUILDERS RISK			0.00%	\$ -	\$0.00	0.00%
CMR CONTINGENCY			3.00%	\$ 1,173,879	\$20.48	2.26%
CM FEE			1.70%	\$ 685,154	\$11.95	1.32%
PERFORMANCE AND PAYMENT BONDS			0.70%	\$ 306,599	\$5.35	0.59%
ESCALATION - 3 years to Midpoint of Construction			18.00%	\$ 7,939,168	\$138.49	15.25%
PRECONSTRUCTION			LS	in Soft Costs	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 52,045,657	\$907.91	100.00%	

SOFT COSTS

A&E / Consultants fees	7.50%	\$ 3,903,424	\$68.09
CA Fees	3.50%	\$ 1,821,598	\$31.78
Commissioning		\$ 100,000	\$1.74
Environmental Consultant		\$ 25,000	\$0.44
Building Environmental Consultant		\$ 75,000	\$1.31
Wetlands Review / Identification / Specialist		\$ 20,000	\$0.35
Geotechnical		\$ 20,000	\$0.35
Special Testing & Inspections		\$ 125,000	\$2.18
Legal / Professional Fees		\$ 250,000	\$4.36
Administrative fees		\$ 125,000	\$2.18
CM Preconstruction Fee		\$ 125,000	\$2.18
FF&E Allowance		\$ 3,000,000	\$52.33
Owner Contingency (10% minus the CMR Contingency)	7.00%	\$ 3,643,196	\$63.55
DAS Fees	3.50%	\$ 1,821,598	\$31.78

Project Costs

67,100,473 \$1,170.53

DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 1a



57,325 SF

UNIFORMAT II - GROUP SUMMARY L2			TOTAL	/SF	%
A10	FOUNDATIONS		\$ 460,787	\$8.04	0.89%
A20	BASEMENT CONSTRUCTION		\$ 50,000	\$0.87	0.10%
B10	SUPERSTRUCTURE		\$ 1,562,599	\$27.26	3.00%
B20	EXTERIOR ENCLOSURE		\$ 2,859,733	\$49.89	5.49%
B30	ROOFING		\$ 637,477	\$11.12	1.22%
C10	INTERIOR CONSTRUCTION		\$ 2,864,969	\$49.98	5.50%
C20	STAIRS		\$ 108,718	\$1.90	0.21%
C30	INTERIOR FINISHES		\$ 2,298,916	\$40.10	4.42%
D10	CONVEYING		\$ 390,000	\$6.80	0.75%
D20	PLUMBING		\$ 1,463,632	\$25.53	2.81%
D30	HVAC		\$ 6,519,357	\$113.73	12.53%
D40	FIRE PROTECTION		\$ 600,403	\$10.47	1.15%
D50	ELECTRICAL		\$ 4,421,470	\$77.13	8.50%
E10	EQUIPMENT		\$ 4,391,750	\$76.61	8.44%
E20	FURNISHINGS		\$ 1,031,900	\$18.00	1.98%
F10	SPECIAL CONSTRUCTION		\$ 75,000	\$1.31	0.14%
F20	SELECTIVE BUILDING DEMOLITION		\$ 1,400,198	\$24.43	2.69%
G10	SITE PREPARATION		\$ 225,000	\$3.92	0.43%
G20	SITE IMPROVEMENTS		\$ 725,379	\$12.65	1.39%
G30	SITE MECHANICAL UTILITIES		\$ 510,000	\$8.90	0.98%
G40	SITE ELECTRICAL UTILITIES		\$ 1,197,500	\$20.89	2.30%
G90	OTHER SITE CONSTRUCTION		\$ -	\$0.00	0.00%
Z10	PROJECT REQUIREMENTS		\$ 1,777,313	\$31.00	3.41%
TOTAL DIRECT COSTS			\$ 35,572,101	\$620.53	68.35%
	DESIGN ALLOWANCE	10.00%	\$ 3,557,210	\$109.71	6.83%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	6.44%	\$ 2,520,000	\$77.72	4.84%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 291,545	\$8.99	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,173,879	\$36.20	2.26%
	CM FEE	1.70%	\$ 685,154	\$21.13	1.32%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 306,599	\$9.46	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 7,939,168	\$244.85	15.25%
	PRECONSTRUCTION	LS	\$ -	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 52,045,657	\$907.91	100.00%

DAS OCME Expansion & Renovation

Concept Analysis Estimate



Option 2 Analysis

May 15, 2024
rev 2

June 14, 2024
rev 3



DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 2



14-Jun-24

65,041 SF

UNIFORMAT I - MAJOR GROUP - SUMMARY			TOTAL	/SF	%
A	SUBSTRUCTURE		\$ 712,394	\$10.95	1.22%
B	SHELL		\$ 5,640,601	\$86.72	9.64%
C	INTERIORS		\$ 6,797,164	\$104.51	11.61%
D	SERVICES		\$ 14,720,407	\$226.33	25.15%
E	EQUIPMENT & FURNISHINGS		\$ 5,433,305	\$83.54	9.28%
F	SPECIAL CONSTRUCTION & DEMOLITION		\$ 1,413,598	\$21.73	2.41%
G	BUILDING SITEWORK		\$ 3,612,974	\$55.55	6.17%
Z	PROJECT REQUIREMENTS		\$ 1,950,923	\$30.00	3.33%
TOTAL DIRECT COSTS			\$ 40,281,366	\$619.32	68.81%
	DESIGN ALLOWANCE	10.00%	\$ 4,028,137	\$61.93	6.88%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	5.69%	\$ 2,520,000	\$38.74	4.30%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 327,807	\$5.04	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,329,285	\$20.44	2.27%
	CM FEE	1.70%	\$ 775,859	\$11.93	1.33%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 344,837	\$5.30	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.00%	\$ 8,929,312	\$137.29	15.25%
	PRECONSTRUCTION	LS	in Soft Costs	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 58,536,603	\$900.00	100.00%

CONSTRUCTION COST

\$ 58,536,603

SOFT COSTS

A&E / Consultants fees	7.50%	\$ 4,390,245	\$67.50
CA Fees	3.50%	\$ 2,048,781	\$31.50
Commissioning		\$ 100,000	\$1.54
Environmental Consultant		\$ 25,000	\$0.38
Building Environmental Consultant		\$ 75,000	\$1.15
Wetlands Review / Identification / Specialist		\$ 20,000	\$0.31
Geotechnical		\$ 20,000	\$0.31
Special Testing & Inspections		\$ 125,000	\$1.92
Legal / Professional Fees		\$ 250,000	\$3.84
Administrative fees		\$ 125,000	\$1.92
CM Preconstruction Fee		\$ 125,000	\$1.92
FF&E Allowance		\$ 3,000,000	\$46.12
Owner Contingency (10% minus the CMR Contingency)	7.00%	\$ 4,097,562	\$63.00
DAS Fees	3.50%	\$ 2,048,781	\$31.50

Project Costs

74,986,973 \$1,152.92

DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 2



65,041 SF

UNIFORMAT II - GROUP SUMMARY L2			TOTAL	/SF	%
A10	FOUNDATIONS		\$ 712,394	\$10.95	1.22%
A20	BASEMENT CONSTRUCTION		\$ -	\$0.00	0.00%
B10	SUPERSTRUCTURE		\$ 1,719,123	\$26.43	2.94%
B20	EXTERIOR ENCLOSURE		\$ 3,023,541	\$46.49	5.17%
B30	ROOFING		\$ 897,937	\$13.81	1.53%
C10	INTERIOR CONSTRUCTION		\$ 3,001,618	\$46.15	5.13%
C20	STAIRS		\$ 197,997	\$3.04	0.34%
C30	INTERIOR FINISHES		\$ 3,597,549	\$55.31	6.15%
D10	CONVEYING		\$ 260,000	\$4.00	0.44%
D20	PLUMBING		\$ 1,626,517	\$25.01	2.78%
D30	HVAC		\$ 7,353,765	\$113.06	12.56%
D40	FIRE PROTECTION		\$ 605,852	\$9.31	1.03%
D50	ELECTRICAL		\$ 4,874,273	\$74.94	8.33%
E10	EQUIPMENT		\$ 4,401,405	\$67.67	7.52%
E20	FURNISHINGS		\$ 1,031,900	\$15.87	1.76%
F10	SPECIAL CONSTRUCTION		\$ 75,000	\$1.15	0.13%
F20	SELECTIVE BUILDING DEMOLITION		\$ 1,338,598	\$20.58	2.29%
G10	SITE PREPARATION		\$ 335,000	\$5.15	0.57%
G20	SITE IMPROVEMENTS		\$ 1,460,974	\$22.46	2.50%
G30	SITE MECHANICAL UTILITIES		\$ 525,000	\$8.07	0.90%
G40	SITE ELECTRICAL UTILITIES		\$ 1,292,000	\$19.86	2.21%
G90	OTHER SITE CONSTRUCTION		\$ -	\$0.00	0.00%
Z10	PROJECT REQUIREMENTS		\$ 1,950,923	\$30.00	3.33%
TOTAL DIRECT COSTS			\$ 40,281,366	\$619.32	68.81%
	DESIGN ALLOWANCE	10.00%	\$ 4,028,137	\$124.23	6.88%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	5.69%	\$ 2,520,000	\$77.72	4.30%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 327,807	\$10.11	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,329,285	\$41.00	2.27%
	CM FEE	1.70%	\$ 775,859	\$23.93	1.33%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 344,837	\$10.63	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 8,929,312	\$275.38	15.25%
	PRECONSTRUCTION	LS	\$ -	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 58,536,603	\$900.00	100.00%

DAS OCME Expansion & Renovation

Concept Analysis Estimate



Option 4 Analysis

May 15, 2024
rev 2

June 14, 2024
rev 3



DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 4



14-Jun-24

65,041 SF

UNIFORMAT I - MAJOR GROUP - SUMMARY			TOTAL	/SF	%
A	SUBSTRUCTURE		\$ 798,045	\$12.27	1.37%
B	SHELL		\$ 5,711,430	\$87.81	9.83%
C	INTERIORS		\$ 6,606,806	\$101.58	11.37%
D	SERVICES		\$ 14,595,407	\$224.40	25.13%
E	EQUIPMENT & FURNISHINGS		\$ 5,433,305	\$83.54	9.35%
F	SPECIAL CONSTRUCTION & DEMOLITION		\$ 1,413,598	\$21.73	2.43%
G	BUILDING SITEWORK		\$ 3,572,904	\$54.93	6.15%
Z	PROJECT REQUIREMENTS		\$ 1,825,923	\$28.07	3.14%
TOTAL DIRECT COSTS			\$ 39,957,418	\$614.34	68.79%
	DESIGN ALLOWANCE	10.00%	\$ 3,995,742	\$61.43	6.88%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	5.73%	\$ 2,520,000	\$38.74	4.34%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 325,312	\$5.00	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,318,595	\$20.27	2.27%
	CM FEE	1.70%	\$ 769,620	\$11.83	1.32%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 342,207	\$5.26	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.00%	\$ 8,861,201	\$136.24	15.25%
	PRECONSTRUCTION	LS	in Soft Costs	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 58,090,094	\$893.13	100.00%

CONSTRUCTION COST

\$ 58,090,094

SOFT COSTS

A&E / Consultants fees	7.50%	\$ 4,356,757	\$66.98
CA Fees	3.50%	\$ 2,033,153	\$31.26
Commissioning		\$ 100,000	\$1.54
Environmental Consultant		\$ 25,000	\$0.38
Building Environmental Consultant		\$ 75,000	\$1.15
Wetlands Review / Identification / Specialist		\$ 20,000	\$0.31
Geotechnical		\$ 20,000	\$0.31
Special Testing & Inspections		\$ 125,000	\$1.92
Legal / Professional Fees		\$ 250,000	\$3.84
Administrative fees		\$ 125,000	\$1.92
CM Preconstruction Fee		\$ 125,000	\$1.92
FF&E Allowance		\$ 3,000,000	\$46.12
Owner Contingency (10% minus the CMR Contingency)	7.00%	\$ 4,066,307	\$62.52
DAS Fees	3.50%	\$ 2,033,153	\$31.26

Project Costs

74,444,464 \$1,144.58

DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 4



65,041 SF

UNIFORMAT II - GROUP SUMMARY L2			TOTAL	/SF	%
A10	FOUNDATIONS		\$ 798,045	\$12.27	1.37%
A20	BASEMENT CONSTRUCTION		\$ -	\$0.00	0.00%
B10	SUPERSTRUCTURE		\$ 1,756,570	\$27.01	3.02%
B20	EXTERIOR ENCLOSURE		\$ 2,864,560	\$44.04	4.93%
B30	ROOFING		\$ 1,090,300	\$16.76	1.88%
C10	INTERIOR CONSTRUCTION		\$ 3,592,491	\$55.23	6.18%
C20	STAIRS		\$ 181,197	\$2.79	0.31%
C30	INTERIOR FINISHES		\$ 2,833,118	\$43.56	4.88%
D10	CONVEYING		\$ 260,000	\$4.00	0.45%
D20	PLUMBING		\$ 1,526,517	\$23.47	2.63%
D30	HVAC		\$ 7,328,765	\$112.68	12.62%
D40	FIRE PROTECTION		\$ 605,852	\$9.31	1.04%
D50	ELECTRICAL		\$ 4,874,273	\$74.94	8.39%
E10	EQUIPMENT		\$ 4,401,405	\$67.67	7.58%
E20	FURNISHINGS		\$ 1,031,900	\$15.87	1.78%
F10	SPECIAL CONSTRUCTION		\$ 75,000	\$1.15	0.13%
F20	SELECTIVE BUILDING DEMOLITION		\$ 1,338,598	\$20.58	2.30%
G10	SITE PREPARATION		\$ 310,000	\$4.77	0.53%
G20	SITE IMPROVEMENTS		\$ 1,445,904	\$22.23	2.49%
G30	SITE MECHANICAL UTILITIES		\$ 525,000	\$8.07	0.90%
G40	SITE ELECTRICAL UTILITIES		\$ 1,292,000	\$19.86	2.22%
G90	OTHER SITE CONSTRUCTION		\$ -	\$0.00	0.00%
Z10	PROJECT REQUIREMENTS		\$ 1,825,923	\$28.07	3.14%
TOTAL DIRECT COSTS			\$ 39,957,418	\$614.34	68.79%
	DESIGN ALLOWANCE	10.00%	\$ 3,995,742	\$123.23	6.88%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	5.73%	\$ 2,520,000	\$77.72	4.34%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 325,312	\$10.03	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,318,595	\$40.67	2.27%
	CM FEE	1.70%	\$ 769,620	\$23.74	1.32%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 342,207	\$10.55	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 8,861,201	\$273.28	15.25%
	PRECONSTRUCTION	LS	\$ -	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 58,090,094	\$893.13	100.00%

DAS OCME Expansion & Renovation

Concept Analysis Estimate



Option 5 Analysis

May 15, 2024
rev 2

June 14, 2024
rev 3



DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 5



14-Jun-24

65,388 SF

UNIFORMAT I - MAJOR GROUP - SUMMARY		TOTAL	/SF	%
A	SUBSTRUCTURE	\$ 804,873	\$12.31	1.42%
B	SHELL	\$ 8,649,426	\$132.28	15.23%
C	INTERIORS	\$ 6,559,680	\$100.32	11.55%
D	SERVICES	\$ 14,344,469	\$219.37	25.25%
E	EQUIPMENT & FURNISHINGS	\$ 5,487,952	\$83.93	9.66%
F	SPECIAL CONSTRUCTION & DEMOLITION	\$ 75,000	\$1.15	0.13%
G	BUILDING SITEWORK	\$ 3,099,917	\$47.41	5.46%
Z	PROJECT REQUIREMENTS	\$ 1,471	\$0.02	0.00%
TOTAL DIRECT COSTS		\$ 39,022,788	\$596.79	68.70%
DESIGN ALLOWANCE 10.00%		\$ 3,902,279	\$59.68	6.87%
PERMITS - Excluded LS		\$ -	\$0.00	0.00%
GENERAL CONDITIONS - 24 Months 5.87%		\$ 2,520,000	\$38.54	4.44%
PROFESSIONAL AND GENERAL LIABILITY INS 0.70%		\$ 318,115	\$4.87	0.56%
BUILDERS RISK 0.00%		\$ -	\$0.00	0.00%
CMR CONTINGENCY 3.00%		\$ 1,287,752	\$19.69	2.27%
CM FEE 1.70%		\$ 751,618	\$11.49	1.32%
PERFORMANCE AND PAYMENT BONDS 0.70%		\$ 334,618	\$5.12	0.59%
ESCALATION - 3 years to Midpoint of Construction 18.00%		\$ 8,664,691	\$132.51	15.25%
PRECONSTRUCTION LS		in Soft Costs	\$0.00	0.00%
TOTAL CONSTRUCTION COST		\$ 56,801,861	\$868.69	100.00%

CONSTRUCTION COST

\$ 56,801,861

SOFT COSTS

A&E / Consultants fees	7.50%	\$ 4,260,140	\$65.15
CA Fees	3.50%	\$ 1,988,065	\$30.40
Commissioning		\$ 100,000	\$1.53
Environmental Consultant		\$ 25,000	\$0.38
Building Environmental Consultant		\$ 75,000	\$1.15
Wetlands Review / Identification / Specialist		\$ 20,000	\$0.31
Geotechnical		\$ 20,000	\$0.31
Special Testing & Inspections		\$ 125,000	\$1.91
Legal / Professional Fees		\$ 250,000	\$3.82
Administrative fees		\$ 125,000	\$1.91
CM Preconstruction Fee		\$ 125,000	\$1.91
FF&E Allowance		\$ 3,000,000	\$45.88
Owner Contingency (10% minus the CMR Contingency)	7.00%	\$ 3,976,130	\$60.81
DAS Fees	3.50%	\$ 1,988,065	\$30.40

Project Costs

72,879,261 \$1,114.57

DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 5



65,388 SF

UNIFORMAT II - GROUP SUMMARY L2			TOTAL	/SF	%
A10	FOUNDATIONS		\$ 804,873	\$12.31	1.42%
A20	BASEMENT CONSTRUCTION		\$ -	\$0.00	0.00%
B10	SUPERSTRUCTURE		\$ 3,353,093	\$51.28	5.90%
B20	EXTERIOR ENCLOSURE		\$ 3,934,760	\$60.18	6.93%
B30	ROOFING		\$ 1,361,573	\$20.82	2.40%
C10	INTERIOR CONSTRUCTION		\$ 3,743,969	\$57.26	6.59%
C20	STAIRS		\$ 197,997	\$3.03	0.35%
C30	INTERIOR FINISHES		\$ 2,617,714	\$40.03	4.61%
D10	CONVEYING		\$ 260,000	\$3.98	0.46%
D20	PLUMBING		\$ 1,580,341	\$24.17	2.78%
D30	HVAC		\$ 7,146,058	\$109.29	12.58%
D40	FIRE PROTECTION		\$ 586,554	\$8.97	1.03%
D50	ELECTRICAL		\$ 4,771,516	\$72.97	8.40%
E10	EQUIPMENT		\$ 4,456,052	\$68.15	7.84%
E20	FURNISHINGS		\$ 1,031,900	\$15.78	1.82%
F10	SPECIAL CONSTRUCTION		\$ 75,000	\$1.15	0.13%
F20	SELECTIVE BUILDING DEMOLITION		\$ -	\$0.00	0.00%
G10	SITE PREPARATION		\$ 100,000	\$1.53	0.18%
G20	SITE IMPROVEMENTS		\$ 1,207,917	\$18.47	2.13%
G30	SITE MECHANICAL UTILITIES		\$ 525,000	\$8.03	0.92%
G40	SITE ELECTRICAL UTILITIES		\$ 1,267,000	\$19.38	2.23%
G90	OTHER SITE CONSTRUCTION		\$ -	\$0.00	0.00%
Z10	PROJECT REQUIREMENTS		\$ 1,471	\$0.02	0.00%
TOTAL DIRECT COSTS			\$ 39,022,788	\$596.79	68.70%
	DESIGN ALLOWANCE	10.00%	\$ 3,902,279	\$120.35	6.87%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	5.87%	\$ 2,520,000	\$77.72	4.44%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 318,115	\$9.81	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,287,752	\$39.71	2.27%
	CM FEE	1.70%	\$ 751,618	\$23.18	1.32%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 334,618	\$10.32	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 8,664,691	\$267.22	15.25%
	PRECONSTRUCTION	LS	\$ -	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 56,801,861	\$868.69	100.00%

DAS OCME Expansion & Renovation

Concept Analysis Estimate



Option 6 Analysis

May 15, 2024
rev 2

June 14, 2024
rev 3



DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 6



14-Jun-24

65,388 SF

UNIFORMAT I - MAJOR GROUP - SUMMARY		TOTAL	/SF	%
A	SUBSTRUCTURE	\$ 887,904	\$13.58	1.49%
B	SHELL	\$ 8,934,461	\$136.64	14.95%
C	INTERIORS	\$ 6,329,571	\$96.80	10.59%
D	SERVICES	\$ 14,344,469	\$219.37	24.00%
E	EQUIPMENT & FURNISHINGS	\$ 5,487,952	\$83.93	9.18%
F	SPECIAL CONSTRUCTION & DEMOLITION	\$ 75,000	\$1.15	0.13%
G	BUILDING SITEWORK	\$ 3,637,027	\$55.62	6.09%
Z	PROJECT REQUIREMENTS	\$ 1,471,230	\$22.50	2.46%
TOTAL DIRECT COSTS		\$ 41,167,614	\$629.59	68.89%
	DESIGN ALLOWANCE 10.00%	\$ 4,116,761	\$62.96	6.89%
	PERMITS - Excluded LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months 5.56%	\$ 2,520,000	\$38.54	4.22%
	PROFESSIONAL AND GENERAL LIABILITY INS 0.70%	\$ 334,631	\$5.12	0.56%
	BUILDERS RISK 0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY 3.00%	\$ 1,358,531	\$20.78	2.27%
	CM FEE 1.70%	\$ 792,929	\$12.13	1.33%
	PERFORMANCE AND PAYMENT BONDS 0.70%	\$ 352,033	\$5.38	0.59%
	ESCALATION - 3 years to Midpoint of Construction 18.00%	\$ 9,115,650	\$139.41	15.25%
	PRECONSTRUCTION LS in Soft Costs	\$0.00	\$0.00	0.00%
TOTAL CONSTRUCTION COST		\$ 59,758,150	\$913.90	100.00%

CONSTRUCTION COST \$ 59,758,150

SOFT COSTS

A&E / Consultants fees	7.50%	\$ 4,481,861	\$68.54
CA Fees	3.50%	\$ 2,091,535	\$31.99
Commissioning		\$ 100,000	\$1.53
Environmental Consultant		\$ 25,000	\$0.38
Building Environmental Consultant		\$ 75,000	\$1.15
Wetlands Review / Identification / Specialist		\$ 20,000	\$0.31
Geotechnical		\$ 20,000	\$0.31
Special Testing & Inspections		\$ 125,000	\$1.91
Legal / Professional Fees		\$ 250,000	\$3.82
Administrative fees		\$ 125,000	\$1.91
CM Preconstruction Fee		\$ 125,000	\$1.91
FF&E Allowance		\$ 3,000,000	\$45.88
Owner Contingency (10% minus the CMR Contingency)	7.00%	\$ 4,183,070	\$63.97
DAS Fees	3.50%	\$ 2,091,535	\$31.99

Project Costs 76,471,152 \$1,169.50

DAS OCME Expansion & Renovation

Connecticut Department of Administration - Office of the Chief Medical Examiner

Concept Analysis Estimate - Option 6



65,388 SF

UNIFORMAT II - GROUP SUMMARY L2			TOTAL	/SF	%
A10	FOUNDATIONS		\$ 887,904	\$13.58	1.49%
A20	BASEMENT CONSTRUCTION		\$ -	\$0.00	0.00%
B10	SUPERSTRUCTURE		\$ 3,724,963	\$56.97	6.23%
B20	EXTERIOR ENCLOSURE		\$ 3,850,095	\$58.88	6.44%
B30	ROOFING		\$ 1,359,403	\$20.79	2.27%
C10	INTERIOR CONSTRUCTION		\$ 3,468,861	\$53.05	5.80%
C20	STAIRS		\$ 197,997	\$3.03	0.33%
C30	INTERIOR FINISHES		\$ 2,662,713	\$40.72	4.46%
D10	CONVEYING		\$ 260,000	\$3.98	0.44%
D20	PLUMBING		\$ 1,580,341	\$24.17	2.64%
D30	HVAC		\$ 7,146,058	\$109.29	11.96%
D40	FIRE PROTECTION		\$ 586,554	\$8.97	0.98%
D50	ELECTRICAL		\$ 4,771,516	\$72.97	7.98%
E10	EQUIPMENT		\$ 4,456,052	\$68.15	7.46%
E20	FURNISHINGS		\$ 1,031,900	\$15.78	1.73%
F10	SPECIAL CONSTRUCTION		\$ 75,000	\$1.15	0.13%
F20	SELECTIVE BUILDING DEMOLITION		\$ -	\$0.00	0.00%
G10	SITE PREPARATION		\$ 85,000	\$1.30	0.14%
G20	SITE IMPROVEMENTS		\$ 1,534,027	\$23.46	2.57%
G30	SITE MECHANICAL UTILITIES		\$ 725,000	\$11.09	1.21%
G40	SITE ELECTRICAL UTILITIES		\$ 1,293,000	\$19.77	2.16%
G90	OTHER SITE CONSTRUCTION		\$ -	\$0.00	0.00%
Z10	PROJECT REQUIREMENTS		\$ 1,471,230	\$22.50	2.46%
TOTAL DIRECT COSTS			\$ 41,167,614	\$629.59	68.89%
	DESIGN ALLOWANCE	10.00%	\$ 4,116,761	\$126.96	6.89%
	PERMITS - Excluded	LS	\$ -	\$0.00	0.00%
	GENERAL CONDITIONS - 24 Months	5.56%	\$ 2,520,000	\$77.72	4.22%
	PROFESSIONAL AND GENERAL LIABILITY INS	0.70%	\$ 334,631	\$10.32	0.56%
	BUILDERS RISK	0.00%	\$ -	\$0.00	0.00%
	CMR CONTINGENCY	3.00%	\$ 1,358,531	\$41.90	2.27%
	CM FEE	1.70%	\$ 792,929	\$24.45	1.33%
	PERFORMANCE AND PAYMENT BONDS	0.70%	\$ 352,033	\$10.86	0.59%
	ESCALATION - 3 years to Midpoint of Construction	18.0%	\$ 9,115,650	\$281.13	15.25%
	PRECONSTRUCTION	LS	\$ -	\$0.00	0.00%
TOTAL CONSTRUCTION COST			\$ 59,758,150	\$913.90	100.00%



Estimate Detail

Element / Description			Route 4 Bypass - All Options					Route 4 Bypass - Extension to RT 4					Sanitary Lift station and Forced Main				
			Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)	Quantity	Unit	Unit Rate (\$)	Extension (\$)	Subtotal (\$)
33 00 00	Sitework																
	Electrical Site Distribution																
	Site Lighting - Poles allowance		3	EA	\$ 7,500.00	\$ 22,500.00		< N/A >					< N/A >				
	Civil Hardscape																
	Plantings allowance		1	LS	\$ 5,000.00	\$ 5,000		< N/A >					< N/A >				
	Route 4 Connection -																
	Clearing & Grubbing for connection		0.3	Acre	\$ 9,500.00	\$ 3,230.00		< N/A >					< N/A >				
	Stripping & removal of Forest Mat to 18" - Load & Export		502	CYD	\$ 30.00	\$ 15,066.00		< N/A >					< N/A >				
	Sawcut for removals			< N/A >				1,195	LF	\$ 9.65	\$ 11,531.75		< N/A >				
	Strip & Export asphalt			< N/A >				320	CYD	\$ 40.00	\$ 12,800.00		< N/A >				
	Strip base & Sub, base, for new pavement section			< N/A >				800	CYD	\$ 28.00	\$ 22,400.00		< N/A >				
	Subgrade for new pavement section			< N/A >				1,597	SYD	\$ 2.00	\$ 3,194.00		< N/A >				
	HD Pavement Section - 12" Sub Base, 6" Process, 2" Binder, 1.5" wear course		495	SYD	\$ 75.00	\$ 37,108.33		1,597	SYD	\$ 75.00	\$ 119,775.00		< N/A >				
	Curb CIP		362	LF	\$ 35.00	\$ 12,670.00		< N/A >					< N/A >				
	Wetland Mitigation - creation of wetlands to offset impact			< N/A >				< N/A >					< N/A >				
	Loam & Grass restoration		4,865	SF	\$ 2.35	\$ 11,432.75		< N/A >					< N/A >				
	Civil Storm																
	Catch basins - Route 4 extension - Options 1b, 2, 4, 5 & 6		2	EA	\$ 5,500.00	\$ 11,000.00		< N/A >					< N/A >				
	HDPE Pipe - Route 4 Extension - Options 1b, 2, 4, 5 & 6		175	LF	\$ 76.50	\$ 13,387.50		< N/A >					< N/A >				
	Sanitary lift station - Option																
	Sawcut Pavement			< N/A >				< N/A >					325	LF	\$ 9.00	\$ 2,925	
	Demo and export asphalt			< N/A >				< N/A >					33	CYD	\$ 40.00	\$ 1,333	
	Strip lawn			< N/A >				< N/A >					200	CYD	\$ 30.00	\$ 6,000	
	Trenching and installation of 3" FM			< N/A >				< N/A >					650	LF	\$ 55.00	\$ 35,750	
	Premium for existing utilities - productivity			< N/A >				< N/A >					1	LS	\$ 17,500.00	\$ 17,500	
	Premium for existing utilities - flowable fill as backfill			< N/A >				< N/A >					62	CYD	\$ 225.00	\$ 14,000	
	Thrust Blocks			< N/A >				< N/A >					3	EA	\$ 500.00	\$ 1,500	
	Electrical feed and connections to lift station			< N/A >				< N/A >					1	LS	\$ 12,500.00	\$ 12,500	
	Lift Station Allowance - Engineered			< N/A >				< N/A >					1	LS	\$ 150,000.00	\$ 150,000	
	Restore pavement - temporary			< N/A >				< N/A >					167	SY	\$ 38.00	\$ 6,333	
	Restore Pavement permanent			< N/A >				< N/A >					167	SY	\$ 75.00	\$ 12,500	
	Restore topsoil and seeding			< N/A >				< N/A >					5,250	SF	\$ 2.10	\$ 11,025	
	Engineering and Documentation			< N/A >				< N/A >					1	LS	\$ 7,500.00	\$ 7,500	
TOTAL DIRECT COST							\$ 131,395					\$ 169,701					\$ 278,867
Design & Estimating Contingency							\$ 13,139					\$ 16,970					\$ 27,887
Construction Contingency (CM@R)							\$ 7,227					\$ 9,334					\$ 15,338
Escalation to Start of Construction - 2.0 years @ 6.0%							\$ -					\$ -					\$ -
General Conditions- @ 105,000 / Month							\$ -					\$ -					\$ -
General Conditions- 2nd shift work							\$ -					\$ -					\$ -
Preconstruction Soft cost item							\$ -					\$ -					\$ -
GL Insurance - CM@R							\$ 1,138					\$ 1,470					\$ 2,416
CM P&P Bond							\$ 1,070					\$ 1,382					\$ 2,272
CM Fee							\$ 2,617					\$ 3,381					\$ 5,555
TOTAL CONSTRUCTION COST							\$ 156,587					\$ 202,237					\$ 332,333