

**LUNENBURG DPW BUILDING COMMITTEE  
TOWN OF LUNENBURG**



David MacDonald, Chair  
Joanna Bilotta, Vice-Chair  
Jay Simeone, Clk.  
James Breault, Mbr.  
Janice Carrier, Mbr.  
Steve deBettencourt, Mbr.  
Leigh Mezzetti, Mbr.

Minutes

December 6, 2010  
Ritter Building Lower Conference Room  
960 Massachusetts Ave  
Lunenburg, Ma. 01462

**RECEIVED & FILED**

DEC 14 2010  
LUNENBURG TOWN  
CLERK OFFICE

Meeting Posted: Yes  
Meeting Call to order at 4:35

**Roll Call:** Present: Dave MacDonald, Joanna Bilotta, Jay Simeone, James Breault, Jan Carrier, Steve deBettencourt. Leigh Mezzetti

Guest: Kerry Spidel, Gregg Yanchenko of HKA Architects

**GENERAL DISCUSSION:**

Chair updates: Sprinkler system for building: The Chairman has been working with the Building Inspector to review the current building codes regarding sprinkler systems for buildings with out public water supply. The Chair feel we should be able to provide the Fire Chief with sufficient facts to justify compliance with building codes with out a sprinkler system. A sprinkler system was not budgeted for in the DPW Building Study report. The issue with the sprinkling the building is the excessive cost, estimated at \$200K. The Chairman asked Jim Brault of the DPW to obtain water flows with the present well system.  
Building falls under Mass Chapter 24 regulations.

Gregg Yanchenko arrived at 4:45.

Gregg had emailed the committee his own meeting minutes from the 11-19-10 meeting. Jay asked that the statement regarding the wash bay equipment, under Item #4, be corrected to reflect the information was budgeted for in the original budget presented at Town meeting.

Gregg presented a revised conceptual building plan to the committee. (see attached document) The plan was in sections, including a revised budget break down. Joanna asked what items had been taken out or reduce from the previous plan. The major items were: the elimination of a full

mezzanine over the office area. No flat roof for the new addition, reduced the size of the new addition, eliminated the separate vehicle wash bay.

The committee reviewed the plan by sections and discussed changes to layout, door locations, size of the bays in the new addition, utilities, the mechanic's bay layout with tool room and office, the existing mezzanine will remain with new stairs added.

The rendering image of the new building was similar to the last proposed image, except for the roof design on the new addition.

The committee than reviewed the budget figures. The budget was broken down into 16 divisions, with a proposed grand total of \$1,093,527.

A list of alternate items:

1. The Mechanics bay
2. The canopy of the front entrance
3. Replacing the roof on existing garage.

totaled \$69,240K

There was discussion regarding communication and IT wiring and updating. Should this be funded thru the IT budget?

Discussion regarding the width of the garage doors: seventeen feet, or eighteen feet?

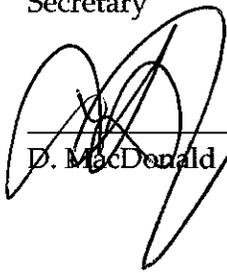
Motion was made to make the doors eighteen feet wide. Approved, 6 yes, 1 No.

Motion to adjourn at 6:35 pm.

Respectfully Submitted by:

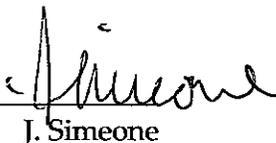
Jay Simeone

Secretary



A large, stylized handwritten signature in black ink, appearing to be 'D. MacDonald', written over a horizontal line.

D. MacDonald



A handwritten signature in black ink, appearing to be 'J. Simeone', written over a horizontal line.

J. Simeone

1-21-11

**MEETING MINUTES**  
**DPW ADDITION/RENOVATIONS**  
Town of Lunenburg  
Ritter Memorial Building  
960 Massachusetts Avenue, Lunenburg, MA

**SCHEMATIC DESIGN REVIEW MEETING**  
6 December 2010 at 4:30 p.m.

- Attendees:** Dave MacDonald – Town of Lunenburg (TOWN)  
 Joanna Bilotta – TOWN  
 Kerry Speidel – TOWN  
 Jan Carrier – TOWN  
 Steve DeBettencourt – TOWN  
 Jay Simeone - TOWN  
 Jim Beault – TOWN DPW  
 Leigh Mezzetti – TOWN DPW  
 Gregg Yanchenko - HELENE-KARL Architects (HKA)  
 cc: Laura Williams - TOWN  
 Kevin Seaman – Seaman Engineering Corp. (SEC)  
 Chris Robinson – SEC  
 John Murphy – John J. Murphy Jr. Electrical Construction and Engineering, Inc. (JME)  
 Bob Lie – Lin Associates, Inc. (LIN)  
 Bill Murray – PLACES Site Consultants, Inc. (PSCL)  
 Jack Rodriquez – TOWN DPW

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**LUNENBURG TOWN  
CLERK OFFICE**

**Purpose:**  
To review the schematic design submission and scope.

**ACTION**

**COMMENTS**

HKA distributed copies of the schematic design package to the TOWN. The submission included drawings A-1 to A-4 dated 12/1/10, rendering images 1 and 2 with the revised roof line and conceptual cost estimate dated 12/6/10. Issues discussed and the TOWN's comments were as follows:

*Design Issues:*

- HKA/Town 1. HKA opened the discussion by reviewing the scope of work discussed at the meeting on 11/19/10.
- a. HKA confirmed that the construction budget is \$990K. Note: The TOWN appropriation for the Project is for \$1.1M.
  - b. The TOWN will review the sprinkler system waiver with the Town's Fire Department due to the limited water capacity at the site. The TOWN will coordinate a flow test on the existing well. The TOWN indicated that HKA may need to prepare a letter regarding the water capacity.
- All 2. Subsequent to the general discussion, HKA presented the schematic design submission. The Town requested the following design modifications.
- a. Civil – None.
  - b. Structural – In lieu of a flat roof on the new addition, the design is to have a typical pre-engineered sloped roof. The mezzanine and wash bay additions are to be eliminated since it was not in the original scope presented to the Town.

**ACTION**

**COMMENTS**

- c. Architectural – The Town confirmed that the vehicle bay size shall be 18'-0" in lieu of 17'-0". Town directed HKA to eliminate the replacement of the windows above the existing overhead doors. The Town will confirm the locations of the overhead and personnel doors.
- d. Mechanical and Electrical – The Town indicated that the IT equipment will be supplied under a separate contract. The building design should allow for the conduits, cables and jacks.

- HKA
- 3. In addition to the design modifications above in item #2, the Town and HKA discussed the following alternates.
    - a. Alternate deduct #1 – Mechanic's bay walls and layout.
    - b. Alternate deduct #2 – Entry canopy.
    - c. Alternate add #3 – Replace the existing roof.

- Town
- 4. HKA request that the Town forward and special equipment power requirements. If possible, HKA requested that the Town also forward the equipment specifications/cuts.

*Administrative Issues:*

- HKA
- 5. HKA will coordinate a date and time to dig test pits for the septic system.

- Town/HKA
- 6. The Town and HKA need to coordinate the geotechnical test for the building structures.

- All
- 7. The next submission and meeting has tentatively been scheduled for **TBD**.

The information, herein, reflects HKA's understanding of decisions reached at the meeting noted. Please contact our office within seven calendar days if you have any questions or are not in agreement with the minutes.

# Northeast Roof Consultants, LLC

## Registered Roof Consultants

December 27, 2010

Mr. Greg Yanchenko, AIA  
Vice President  
Helene Karl Architects, Inc.  
61 Skyfields Drive  
Groton, MA 01450

Re: Preliminary Design Report  
Roof Renovations @  
Lunenburg DPW Building  
Lunenburg, Massachusetts

Greg:

Following is some preliminary information concerning the roof on the Lunenburg DPW Building, which we visited on Wednesday, December 22, 2010. The purpose of the visit was to survey the roof and offer our recommendations for required repairs or replacement. The survey consisted of a visual inspection of the existing roofing and flashings in order to determine the overall condition of the roofing system. Test cuts were taken in two separate locations in order to determine the type and size of the underlying roofing components. According to on site personnel, the existing roof is original and over 20 years old. As the adjacent sloped EPDM roof will be removed as part of the proposed design, no test cuts or measurements of the roof were taken.

The main roof is a one level rectangular shaped structure measuring approximately 107' x 63'-6". The total area of the roof is approximately 6,800 square feet. The roof slopes from front to back where four 24" long roof scuppers are located. The existing slope to the back edge of the roof appears adequate. Due to the presence of stone ballast we could not determine whether standing water was an issue along the rear perimeter. The roof top penetrations/ units consist of vent pipes (3), flue stacks (5) and roof ventilators (3).

Existing Roofing System – Test cuts revealed that the components of existing roofing system consist of the following: 1-1/2" +/- diameter stone ballast over a loose laid .045" unreinforced EPDM membrane applied over a layer of 2" thick, loose laid rigid foam insulation board over a 1-1/2" deep, steel deck. Eighteen inch wide tapered edge was installed along the roof perimeter to pitch water away from the edge. The roof components at both test cut locations were found to be dry. The structural steel decking was found to be in good condition at the test cut locations. A visual survey from the underside found only minor surface rust on sections of the steel decking.

No test samples were taken due to the type of roof materials within the roofing system.

Roof Condition – Due to the presence of the stone ballast, an overall inspection of the roofing membrane was not possible. However an inspection of edge and penetration flashing revealed that the membrane used to flash the curbs, perimeter and penetrations was showing signs of aging and deterioration. Two of the most recent leaks originated around rooftop penetrations. A test cut at one of the suspect curbs revealed a hole in the uncured EPDM flashing membrane at the base of the curb. The condition of the exposed flashing is typical for roofs of the type and vintage. The hole was repaired when the test cut was patched.

Conclusions/Recommendations – With repairs to the existing flashing membrane at penetrations, curbs and perimeters, overlaying of all field seams and general roof maintenance, the useful service life of the roof could be extended for several additional years. However, any roof repairs will only delay the need for more substantial roof renovations in the near future.

Based on our discussion, the roof work is not a top priority at this time. Therefore we recommend including several alternates into the Bid package and let the Owner decide whether the roof work can be undertaken during the building renovation work. The alternates are as follows:

Alternate No. 1 – Move stone ballast to expose existing seams in the field of the roof and also all flashing membrane at penetrations, curbs and roof perimeters. Clean all adjacent EPDM membrane in accordance with the EPDM manufacturer's requirements, and reflash all areas with new minimum .060" thick EPDM membrane. Field seams shall be cleaned and overlayed with a minimum 5" wide seam cover tape. All areas shall be recovered with stone ballast to prevent wind uplift issues on the roof. Estimated Cost for Alternate No. 1 - \$9,700.

Alternate No. 2 – Remove existing stone ballast from the roof and dispose of offsite. Cut existing loose laid EPDM membrane into sections and remove from site. Over existing 2" thick rigid insulation (to remain in place), secure a ½" thick, 100 psi polyisocyanurate cover board over the entire roof. Install wood blocking at perimeter to match height of new cover board. Install new mechanically attached .060" reinforced EPDM membrane over cover board and secure at all field seams. Hook new aluminum edge metal to existing gravel stop and secure in the flange at 4" on center. Reflash all penetrations, curbs and roof perimeters. Provide manufacturer's 20 year system warranty to the Owner. Estimated Cost for Alternate No. 2 - \$45,000.

I hope this report provides you with the information you require. If you have any questions, comments or concerns feel free to call.

Sincerely,

John R. Skypeck, RRC  
President  
Northeast Roof Consultants, LLC

95% SUBMISSION COST ESTIMATE

ITEM	UNIT	QUAN.	MATERIALS		LABOR			TOTAL COST	OTHER COST	LINE TOTAL
			UNIT COST	TOTAL COST	MANHOUR UNIT	TOTAL MANHOURS	WAGE RATE			
<b>DIVISION 1 - General</b>										
Supervision/General Conditions	WK	16		\$0	40.00	640	\$60.00	\$38,400		\$38,400
Project Management	WK	16	\$75.00	\$1,200	8.00	128	\$65.00	\$8,320		\$9,520
Temporary Facilities (1 trailer)	WK	16	\$400.00	\$6,400					\$1,500	\$7,900
Protection	WK	16	\$25.00	\$400	8.00	128	\$51.59	\$6,604	\$2,500	\$9,504
Demolition - General	LS	1	\$1,000.00	\$1,000	48.00	48	\$51.59	\$2,476	\$7,500	\$10,976
Dumpsters	EA	6	\$625.00	\$3,750	0.00	0	\$0.00	\$0		\$3,750
Material Handling/Equipment	WK	16	\$150.00	\$2,400	8.00	128	\$51.59	\$6,604		\$9,004
Clean-up	WK	16	\$25.00	\$400	8.00	128	\$51.59	\$6,604		\$7,004
Project Closeout	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$1,500	\$1,500
									Subtotal	\$97,557
<b>DIVISION 2 - Site Work</b>										
Hay Bale/Silt Fence	LF	500	\$1.00	\$500	0.03	13	\$51.59	\$645		\$1,145
Demolition/Excavation	CY	540	\$0.00	\$0	0.25	135	\$82.12	\$11,086	\$2,500	\$13,586
Septic System - Basic	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$22,000	\$22,000
Septic System - Pump Chamber	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$20,000	\$20,000
Oil Water Separator Tank	EA	1	\$5,500.00	\$5,500	40.00	40	\$82.12	\$3,285	\$500	\$9,285
2" Water Service Pipe	LF	100	\$4.25	\$425	0.30	30	\$71.41	\$2,142		\$2,567
Backfill	CY	300	\$4.65	\$1,395	0.25	75	\$82.12	\$6,159		\$7,554
Gravel	TON	275	\$9.00	\$2,475	0.10	28	\$82.12	\$2,258		\$4,733
Loam and Seed	SF	0	\$0.50	\$0	0.01	0	\$47.45	\$0		\$0
Miscellaneous (signs, etc.)	LS	1	\$500.00	\$500	16.00	16	\$67.56	\$1,081		\$1,581
									Subtotal	\$82,451
<b>DIVISION 3 - Concrete</b>										
Concrete - Foundations	CY	100	\$100.00	\$10,000	0.75	75	\$81.93	\$6,145		\$16,145
Concrete - Slabs	CY	150	\$100.00	\$15,000	1.00	150	\$81.93	\$12,290		\$27,290
Concrete Formwork	SF	4200	\$0.95	\$3,990	0.05	210	\$81.93	\$17,205		\$21,195
Reinforcement and Wire	TON	6	\$1,000.00	\$6,000	16.00	96	\$81.93	\$7,865		\$13,865
Miscellaneous	LS	1	\$1,200.00	\$1,200	120.00	120	\$81.93	\$9,832		\$11,032
									Subtotal	\$89,526
<b>DIVISION 4 - Masonry</b>										
CMU Walls	SF	1600	\$3.50	\$5,600	0.20	320	\$94.69	\$30,301		\$35,901
Miscellaneous	LS	1	\$500.00	\$500	24.00	24	\$94.69	\$2,273		\$2,773
									Subtotal	\$38,673
<b>DIVISION 5 - Metals</b>										
Bollards	EA	12	\$200.00	\$2,400	2.00	24	\$71.24	\$1,710		\$4,110
Roof Seismic Upgrades	EA	15	\$100.00	\$1,500	2.50	38	\$94.69	\$3,551	\$500	\$5,551
Steel Decking	SF	1800	\$3.50	\$6,300	0.05	81	\$74.28	\$6,017		\$12,317
Mezzanine Stairs	EA	1	\$3,500.00	\$3,500	16.00	16	\$94.69	\$1,515		\$5,015
Miscellaneous Metal	LS	1	\$600.00	\$600	16.00	16	\$94.69	\$1,515		\$2,115
									Subtotal	\$29,107
<b>DIVISION 6 - Wood and Plastic</b>										
Plywood Back-up	SF	216	\$1.50	\$324	0.03	6	\$71.24	\$462		\$786
Counters / Cabinets	LF	10	\$150.00	\$1,500	1.50	15	\$71.24	\$1,069		\$2,569
Roof Blocking 2X	LF	240	\$1.00	\$240	0.03	6	\$71.24	\$427		\$667
Miscellaneous - blocking, etc.	LS	1	\$250.00	\$250	16.00	16	\$71.24	\$1,140		\$1,390
									Subtotal	\$5,412
<b>DIVISION 7 - Thermal/Moisture</b>										
Perimeter Insulation	SF	1600	\$1.15	\$1,840	0.04	64	\$71.24	\$4,559		\$6,399
EPDM Roofing	SF	1700	\$6.50	\$11,050	0.02	34	\$83.34	\$2,834		\$13,884
Roof Insulation	SF	1700	\$1.15	\$1,955	0.02	34	\$83.34	\$2,834		\$4,789
Flashing - Edge	LF	200	\$8.00	\$1,600	0.10	20	\$83.34	\$1,667		\$3,267
Vapor Barrier	SF	1600	\$0.05	\$80	0.01	8	\$62.10	\$497		\$577
Firestopping	LS	1	\$150.00	\$150	12.00	12	\$62.10	\$745		\$895
Sealant and Caulk	LS	1	\$80.00	\$80	24.00	24	\$62.10	\$1,490		\$1,570
									Subtotal	\$31,381

ITEM	UNIT	QUAN.	MATERIALS		LABOR				OTHER COST	LINE TOTAL
			UNIT COST	TOTAL COST	MANHOUR UNIT	TOTAL MANHOURS	WAGE RATE	TOTAL COST		
<b>DIVISION 8 - Doors/Windows</b>										
Metal Door with Vision Panel	EA	9	\$325.00	\$2,925	4.00	36	\$71.24	\$2,565		\$5,490
Interior Wood Doors	EA	9	\$235.00	\$2,115	2.00	18	\$71.24	\$1,282		\$3,397
Pass Window	EA	2	\$400.00	\$800	4.00	8	\$71.24	\$570		\$1,370
Metal Frames	EA	18	\$195.00	\$3,510	2.00	36	\$71.24	\$2,565		\$6,075
Windows - Addition	EA	6	\$375.00	\$2,250	3.00	18	\$71.24	\$1,282		\$3,532
Windows - Existing	EA	0	\$375.00	\$0	4.00	0	\$71.24	\$0		\$0
Overhead Doors w/ Motors	EA	12	\$4,000.00	\$48,000	16.00	192	\$71.24	\$13,678		\$61,678
Finish Hardware	EA	18	\$350.00	\$6,300	3.00	54	\$71.24	\$3,847		\$10,147
									Subtotal	\$91,689
<b>DIVISION 9 - Finishes</b>										
Painting - Interior	SF	8000	\$0.25	\$2,000	0.01	80	\$79.29	\$6,343		\$8,343
VCT Floor	SF	2400	\$1.95	\$4,680	0.02	48	\$90.63	\$4,350		\$9,030
Vinyl Base	LF	600	\$1.00	\$600	0.03	18	\$90.63	\$1,631		\$2,231
Gypsum and Framing	SF	6400	\$3.95	\$25,280	0.02	128	\$85.46	\$10,939		\$36,219
Acoustical Ceilings	SF	2400	\$1.50	\$3,600	0.01	29	\$85.46	\$2,481		\$6,081
Ceramic Tile	SF	750	\$4.25	\$3,188	0.07	53	\$90.77	\$4,765		\$7,953
									Subtotal	\$69,838
<b>DIVISION 10 - Specialties</b>										
Logo Signage	EA	1	\$1,500.00	\$1,500	8.00	8	\$64.48	\$516	\$500	\$2,516
Fire Extinguisher	EA	5	\$125.00	\$625	1.00	5	\$64.48	\$322		\$947
Appliances	EA	2	\$475.00	\$950	2.00	1	\$64.48	\$64		\$1,014
Lockers / Bench	EA	12	\$200.00	\$2,400	1.50	18	\$81.93	\$1,475		\$3,875
Toilet Partitions	EA	1	\$850.00	\$850	4.00	4	\$71.24	\$285		\$1,135
Bathroom Accessories	EA	3	\$275.00	\$825	4.00	12	\$71.24	\$855		\$1,680
									Subtotal	\$11,167
<b>DIVISION 11 - 12 Equipment and Furnishings</b>										
NOT USED										
<b>DIVISION 13 - Special Construction</b>										
Pre-Engineered Building	LS	1	\$130,000.00	\$105,000	0.00	0	\$0.00	\$0		\$105,000
Building Erection	LS	1	\$120,000.00	\$95,000	0.00	0	\$0.00	\$0		\$95,000
									Subtotal	\$200,000
<b>DIVISION 14 - Conveying Systems</b>										
NOT USED										
<b>DIVISION 15 - Plumbing</b>										
Water Closet (toilet)	EA	2	\$553.00	\$1,106	4.00	8	\$105.96	\$848		\$1,954
Water Closet Rough-In	EA	2	\$185.00	\$370	8.00	16	\$105.96	\$1,695		\$2,065
Lavatory and Faucet-Wall	EA	3	\$375.00	\$1,125	4.00	12	\$105.96	\$1,272		\$2,397
Lavatory Rough-In	EA	3	\$147.00	\$441	8.00	24	\$105.96	\$2,543		\$2,984
Urinal	EA	1	\$195.00	\$195	2.00	2	\$105.96	\$212		\$407
Urinal Rough-In	EA	1	\$65.00	\$65	4.00	4	\$105.96	\$424		\$489
Janitors Sink	EA	1	\$125.00	\$125	2.00	2	\$105.96	\$212		\$337
Janitors Sink Rough-In	EA	1	\$65.00	\$65	4.00	4	\$105.96	\$424		\$489
Shower and Faucet-Wall	EA	1	\$795.00	\$795	4.00	4	\$105.96	\$424		\$1,219
Shower Rough-In	EA	1	\$200.00	\$200	10.00	10	\$105.96	\$1,060		\$1,260
1/2" Type "L" Copper & Insul.	LF	200	\$2.10	\$420	0.20	40	\$105.96	\$4,238		\$4,658
3/4" Type "L" Copper & Insul.	LF	300	\$2.75	\$825	0.20	60	\$105.96	\$6,358		\$7,183
1" Type "L" Copper & Insul.	LF	20	\$3.48	\$70	0.40	8	\$105.96	\$848		\$917
1 1/4" Type "L" Copper & Insul.	LF	10	\$4.22	\$42	0.80	8	\$105.96	\$848		\$890
1 1/2" Type "L" Copper & Insul.	LF	10	\$5.11	\$51	0.80	8	\$105.96	\$848		\$899
2" Type "L" Copper & Insul.	LF	20	\$7.20	\$144	0.40	8	\$105.96	\$848		\$992
Emergency Eye Wash	EA	1	\$550.00	\$550	12.00	12	\$105.96	\$1,272		\$1,822
Hose Bibs	EA	5	\$50.00	\$250	1.00	5	\$105.96	\$530		\$780
Hose Bib Rough-In	EA	5	\$65.00	\$325	2.00	10	\$105.96	\$1,060		\$1,385
Water Fountain	EA	1	\$350.00	\$350	8.00	8	\$105.96	\$848		\$1,198
Miscellaneous Valves	EA	50	\$20.00	\$1,000	0.32	16	\$105.96	\$1,695		\$2,695
Backflow Preventer	EA	1	\$1,000.00	\$1,000	8.00	8	\$105.96	\$848		\$1,848
Sanitary & Vent Piping	LF	400	\$10.63	\$4,252	0.10	40	\$105.96	\$4,238		\$8,490
Water Heater	EA	1	\$1,500.00	\$1,500	32.00	32	\$105.96	\$3,391		\$4,891
Floor Drains (Trench)	LF	50	\$50.00	\$2,500	1.00	50	\$105.96	\$5,298		\$7,798
Compressed Air	LS	1	\$0.00	\$0	0.00	0	\$105.96	\$0	\$5,500	\$5,500
Miscellaneous	LS	1	\$300.00	\$300	8.00	8	\$88.61	\$709		\$1,009
									Subtotal	\$66,553

95% SUBMISISION COST ESTIMATE

ITEM	UNIT	QUAN.	MATERIALS		LABOR			TOTAL COST	OTHER COST	LINE TOTAL	
			UNIT COST	TOTAL COST	MANHOOUR UNIT	TOTAL MANHOURS	WAGE RATE				
<b>DIVISION 15 - Fire Protection</b>											
NOT USED											
<b>DIVISION 15 - Mechanical</b>											
Unit Heaters - Materials	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$12,000	\$12,000	
Unit Heaters - Labor	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$7,500	\$7,500	
Ductwork	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$12,000	\$12,000	
CO Detection System	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$8,500	\$8,500	
Furnace, Cooling, Condensing	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$12,000	\$12,000	
Garage Exhaust Fans / Louvers	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$15,000	\$15,000	
Radiant Heaters	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$5,000	\$5,000	
Recessed Cabinet Heaters	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$2,000	\$2,000	
Air Balancing	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$2,000	\$2,000	
Miscellaneous	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$2,000	\$2,000	
									Subtotal	\$78,000	
<b>DIVISION 16 - Electrical</b>											
Service	LS	1	\$5,000.00	\$5,000	48.00	48	\$104.42	\$5,012		\$10,012	
Connections to Mechanical	EA	18	\$150.00	\$2,700	2.00	36	\$104.42	\$3,759		\$6,459	
Fire Alarm System	LS	1	\$5,000.00	\$5,000	64.00	64	\$104.42	\$6,683		\$11,683	
Light Fixtures	EA	60	\$200.00	\$12,000	1.50	90	\$104.42	\$9,398		\$21,398	
Receptacles	EA	50	\$75.00	\$3,750	1.50	75	\$104.42	\$7,832		\$11,582	
Tele/Data Empty Conduit	LS	1	\$1,000.00	\$1,000	40.00	40	\$104.42	\$4,177		\$5,177	
Emergency Generator Hook-up	EA	1	\$0.00	\$0	0.00	0	\$104.42	\$0	\$3,500	\$3,500	
Testing	LS	1	\$0.00	\$0	40.00	40	\$104.42	\$4,177		\$4,177	
Commissioning	LS	1	\$0.00	\$0	40.00	40	\$104.42	\$4,177		\$4,177	
									Subtotal	\$78,164	
<b>GRAND SUBTOTAL</b>										\$969,518	
OVERHEAD (8%)										\$77,561	
SUBTOTAL										\$1,047,080	
PROFIT (3%)										\$31,412	
Building Permit (\$10/1000)										\$0	
Bond (1.2%)										\$12,565	
<b>GRAND TOTAL</b>										<b>\$1,091,057</b>	
<b>ALTERNATES ADDS:</b>											
Replace Existing Roof	SF	6000	\$5.50	\$33,000	0.03	180	\$83.34	\$15,001		\$48,001	
<b>ALTERNATES DEDUCTS:</b>											
CMU Interior Walls - Mechanics	SF	800	\$3.50	\$2,800	0.20	160	\$94.69	\$15,150		\$17,950	
Metal Door - Mechanics	EA	5	\$325.00	\$1,625	4.00	20	\$71.24	\$1,425		\$3,050	
Metal Frames - Mechanics	EA	3	\$195.00	\$585	2.00	6	\$71.24	\$427		\$1,012	
Painting - Interior Mechanics	SF	2200	\$0.25	\$550	0.01	22	\$79.29	\$1,744		\$2,294	
Gypsum and Framing - Mechanics	SF	400	\$4.95	\$1,980	0.03	12	\$85.46	\$1,026		\$3,006	
Miscellaneous Painting - exterior	SF	4000	\$0.30	\$1,200	0.03	120	\$79.29	\$9,515	\$1,000	\$11,715	
Entry Canopy	LS	1	\$7,500.00	\$7,500	0.00	0	\$0.00	\$0		\$7,500	
Tele/Data wiring & Equipment								\$0		\$0	
										Subtotal	\$46,527
<b>GRAND SUBTOTAL</b>										\$46,527	
OVERHEAD (8%)										\$3,722	
SUBTOTAL										\$50,250	
PROFIT (3%)										\$1,507	
Building Permit (\$10/1000)										\$0	
Bond (1.2%)										\$603	
<b>GRAND TOTAL</b>										<b>\$52,360</b>	



TOWN OF LUNENBURG  
DPW ADDITION / RENOVATIONS

OWNER:  
TOWN OF LUNENBURG, VA  
LUNENBURG, VA 01462

ARCHITECT:

**HELENE KARL**

ARCHITECT, P.C.

65 SANDYVALE COMMONS AVENUE

PO BOX 1000

100 W. MAIN STREET, SUITE 3

ROBERT, VA 01020-1000

PHONE: 434-939-1822

FAX: 434-939-1822

STATIONARY ENGINEER

1000 BIRCHWOOD STREET

BRIDGTON, VA 01753

MECHANICAL ENGINEER

207 MAIN AVENUE

AUBURN, VA 01501

ELECTRICAL ENGINEER

207 MAIN AVENUE

AUBURN, VA 01501

CONTRACT NUMBER: 2018-0000000000000000

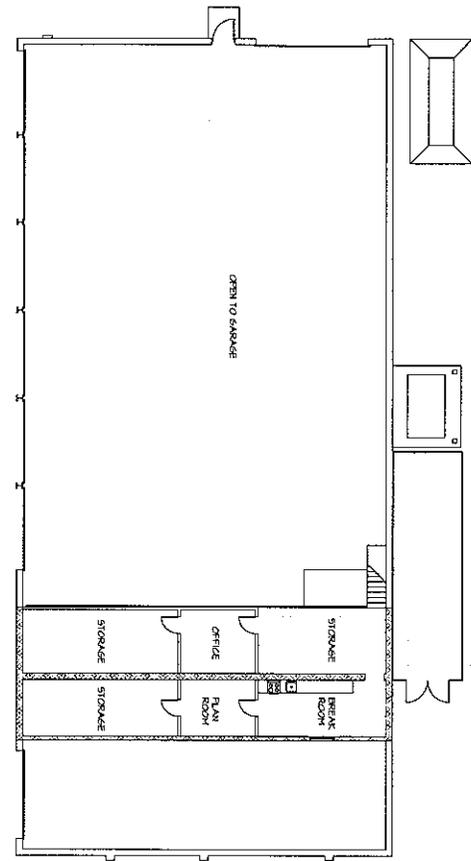
DATE: 07/18/2018

PROJECT: DPW ADDITION / RENOVATIONS

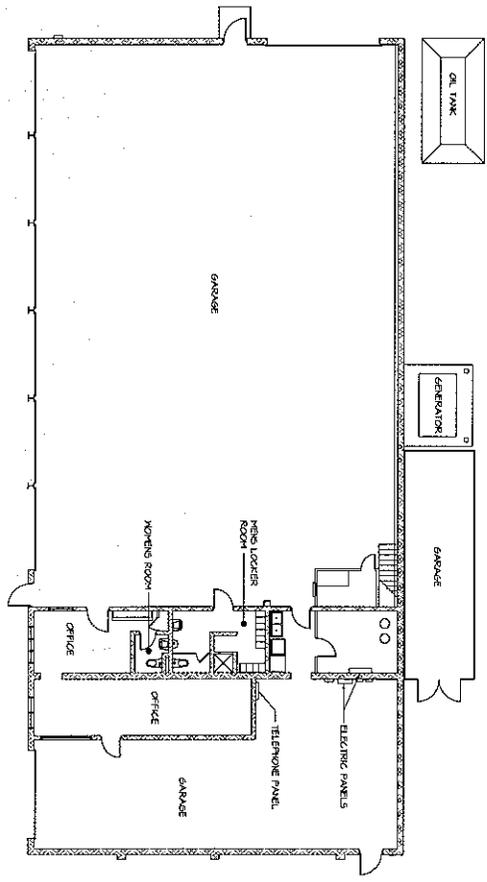
PROJECT NO: 2018-0000000000000000

NO.	REVISION	DATE	BY	CHKD BY
1	ISSUE FOR PERMIT	07/18/2018	HELENE KARL	HELENE KARL
2	ISSUE FOR CONSTRUCTION	07/18/2018	HELENE KARL	HELENE KARL

PROGRESS SET  
NOT FOR CONSTRUCTION



1 EXISTING MEZZANINE LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 EXISTING GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"





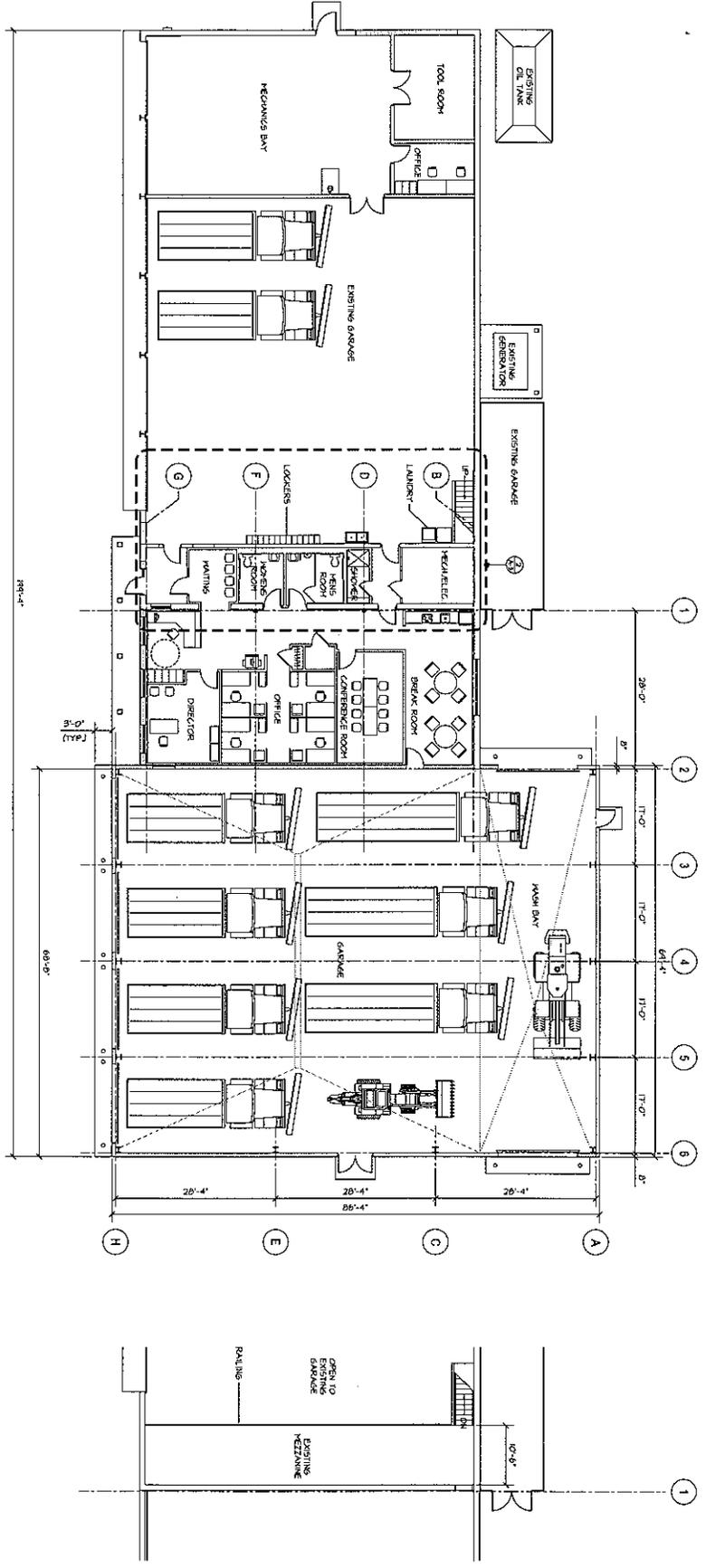
TOWN OF LUNENBURG  
 DPW ADDITION / RENOVATIONS

OWNER:  
 TOWN OF LUNENBURG, VA  
 100 W. MARKET STREET  
 LUNENBURG, VA 23052

ARCHITECT:  
**HELENE KARI**  
 ARCHITECTS P.C.  
 111 W. MARKET STREET, SUITE 101  
 LUNENBURG, VA 23052

DPW ENGINEER:  
 STRUCTURAL ENGINEER  
 501 SOUTH STREET, SUITE 3  
 HUNTER, VA 23062-1002  
 2008 BEACON STREET  
 BRIDGEVIEW, VA 22153

MECHANICAL ENGINEER:  
 ELECTRICAL ENGINEER  
 JOHN A. BURTON, JR. ELECTRICAL INC.  
 279 LINDSEY STREET  
 HUNTER, VA 23052

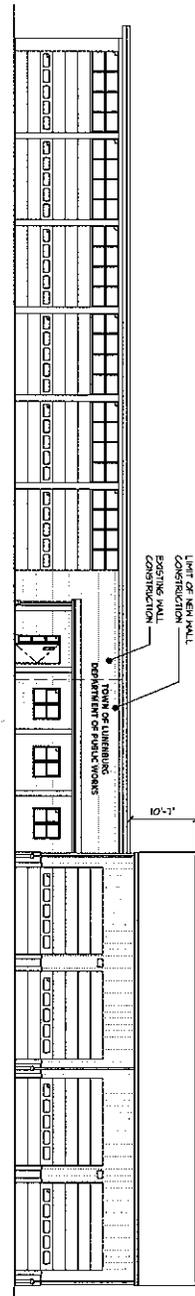


1 PROPOSED GROUND FLOOR PLAN  
 SCALE: 1/8"=1'-0" 1/4"=1'-0"

2 PROPOSED MEZZANINE LEVEL PLAN  
 SCALE: 1/8"=1'-0" 1/4"=1'-0"

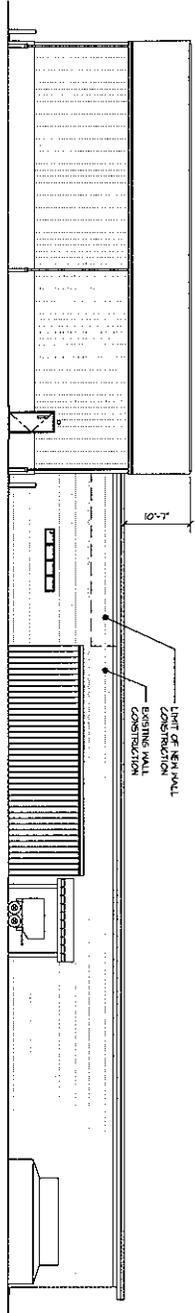
PROGRESS SET  
 NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	02/23/2023	PROPOSED FLOOR PLAN



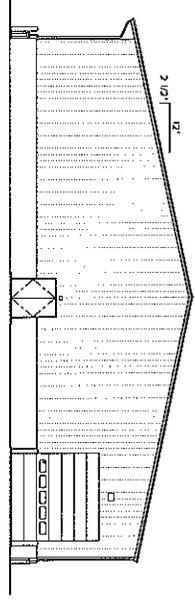
① PROPOSED WEST ELEVATION  
SCALE 1/8"=1'-0"

EXISTING MEZZANE ELEV. 5'-0"  
GARAGE FLOOR ELEV. 5'-0"

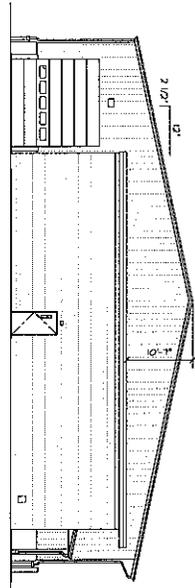


② PROPOSED EAST ELEVATION  
SCALE 1/8"=1'-0"

EXISTING MEZZANE ELEV. 5'-0"  
GARAGE FLOOR ELEV. 5'-0"



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



④ PROPOSED NORTH ELEVATION  
SCALE 1/8"=1'-0"

PROGRESS SET  
NOT FOR CONSTRUCTION



TOWN OF LUNENBURG  
DPW ADDITION / RENOVATIONS

OWNER:  
TOWN OF LUNENBURG, VA  
LUNENBURG, VA 01462

ARCHITECT:  
HELENE KARL  
ARCHITECTS, INC.

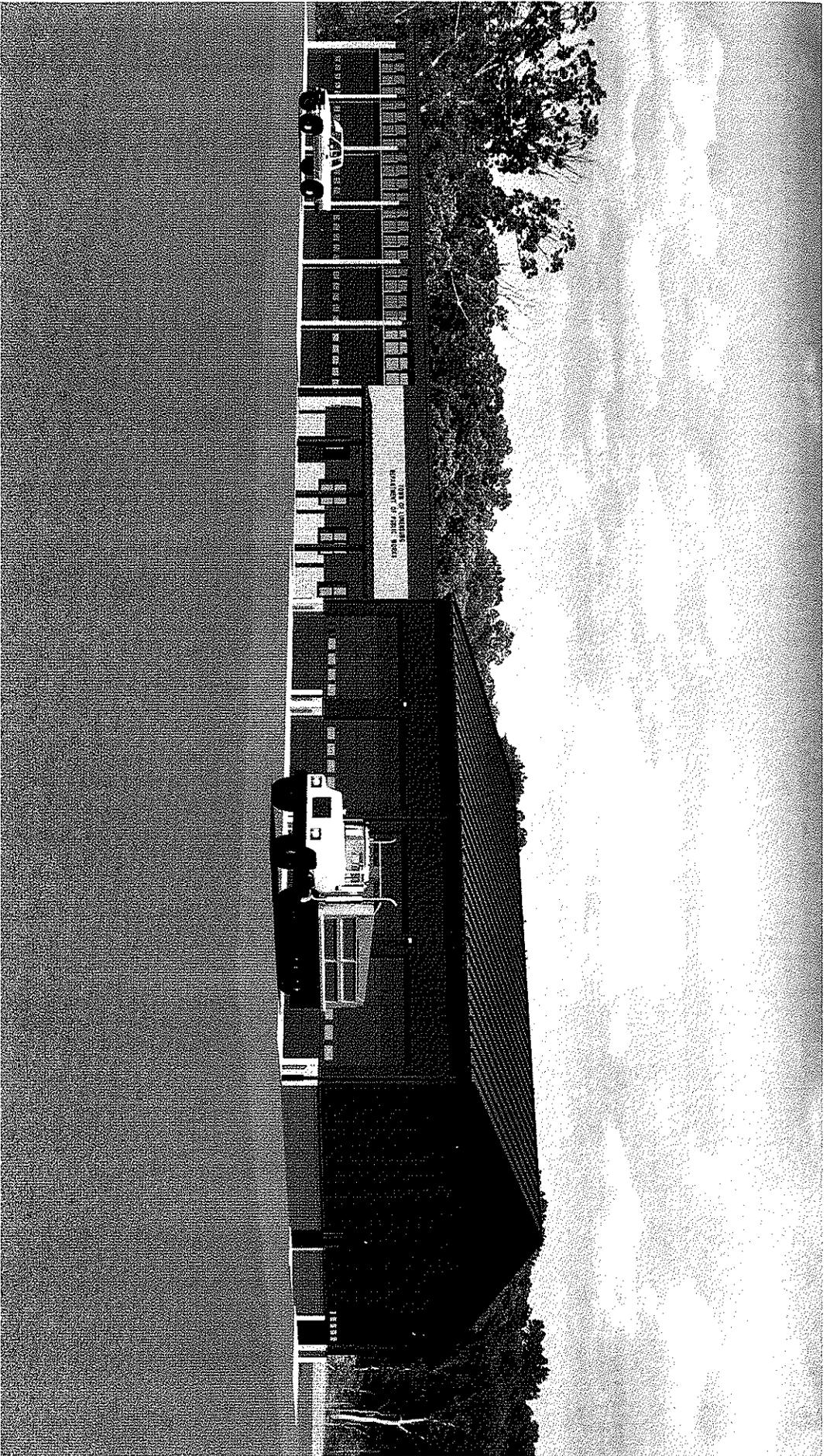
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PROJECT NO.: 14-000000-0000-0000-0000  
PROJECT NAME: DPW ADDITION / RENOVATIONS  
PROJECT ADDRESS: 200 BIRCH STREET, LUNENBURG, VA 01462

PROFESSIONAL ENGINEER:  
HELENE KARL  
MECHANICAL ENGINEER  
200 BIRCH STREET  
LUNENBURG, VA 01462  
VA REG. NO. 0000000000  
AUGUST, VA 01462

ELECTRICAL ENGINEER:  
DANIEL J. HARRIS  
DANIEL J. HARRIS & ASSOCIATES, INC.  
200 BIRCH STREET  
LUNENBURG, VA 01462

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/20/14
2	REVISED ELEVATION	10/20/14

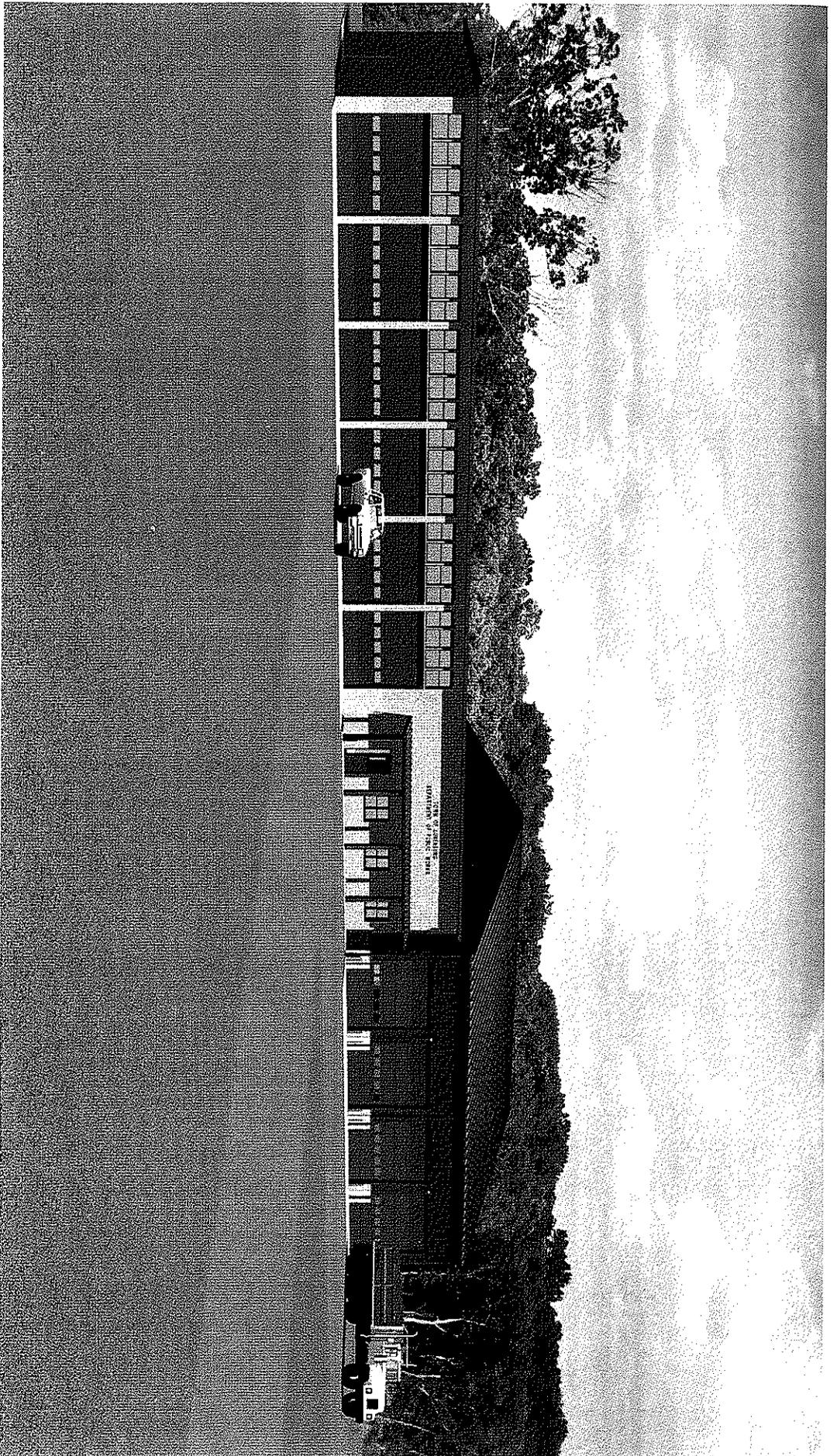
DATE: 10/20/14	PROJECT NO.: 14-000000-0000-0000-0000
PROJECT NAME: DPW ADDITION / RENOVATIONS	PROJECT ADDRESS: 200 BIRCH STREET, LUNENBURG, VA 01462
OWNER: TOWN OF LUNENBURG, VA	ARCHITECT: HELENE KARL ARCHITECTS, INC.
PROFESSIONAL ENGINEER: HELENE KARL	ELECTRICAL ENGINEER: DANIEL J. HARRIS
MECHANICAL ENGINEER	DANIEL J. HARRIS & ASSOCIATES, INC.
200 BIRCH STREET	200 BIRCH STREET
LUNENBURG, VA 01462	LUNENBURG, VA 01462
VA REG. NO. 0000000000	VA REG. NO. 0000000000
AUGUST, VA 01462	AUGUST, VA 01462



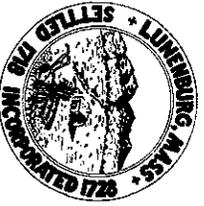
DPW Renovations  
Rendering Image 1



 **HELENE • KARL**  
Architects, Inc.



DPW/ Renovations  
Rendering Image 2



 **HELENE • KARL**  
Architects, Inc.

CONCEPTUAL CONSTRUCTION COST ESTIMATE

ITEM	UNIT	QUAN.	MATERIALS		LABOR			TOTAL COST	OTHER COST	LINE TOTAL
			UNIT COST	TOTAL COST	MANHOUR UNIT	TOTAL MANHOURS	WAGE RATE			
<b>DIVISION 1 - General</b>										
Supervision/General Conditions	WK	16		\$0	40.00	640	\$60.00	\$38,400		\$38,400
Project Management	WK	16	\$75.00	\$1,200	8.00	128	\$65.00	\$8,320		\$9,520
Temporary Facilities (1 trailer)	WK	16	\$400.00	\$6,400					\$1,500	\$7,900
Protection	WK	16	\$25.00	\$400	8.00	128	\$51.59	\$6,604	\$2,500	\$9,504
Demolition - General	LS	1	\$1,000.00	\$1,000	48.00	48	\$51.59	\$2,476	\$7,500	\$10,976
Dumpsters	EA	6	\$625.00	\$3,750	0.00	0	\$0.00	\$0		\$3,750
Material Handling/Equipment	WK	16	\$150.00	\$2,400	8.00	128	\$51.59	\$6,604		\$9,004
Clean-up	WK	16	\$25.00	\$400	8.00	128	\$51.59	\$6,604		\$7,004
Project Closeout	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$1,500	\$1,500
									Subtotal	\$97,557
<b>DIVISION 2 - Site Work</b>										
Hay Bale/Silt Fence	LF	500	\$1.00	\$500	0.03	13	\$51.59	\$645		\$1,145
Demolition/Excavation	CY	540	\$0.00	\$0	0.25	135	\$82.12	\$11,086	\$2,500	\$13,586
Septic System - Basic	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$20,000	\$20,000
Septic System - Pump Chamber	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$20,000	\$20,000
Oil Water Separator Tank	EA	1	\$5,500.00	\$5,500	40.00	40	\$82.12	\$3,285	\$500	\$9,285
2" Water Service Pipe	LF	100	\$4.25	\$425	0.30	30	\$71.41	\$2,142		\$2,567
Backfill	CY	300	\$4.65	\$1,395	0.25	75	\$82.12	\$6,159		\$7,554
Gravel	TON	275	\$9.00	\$2,475	0.10	28	\$82.12	\$2,258		\$4,733
Loam and Seed	SF	0	\$0.50	\$0	0.01	0	\$47.45	\$0		\$0
Miscellaneous (signs, etc.)	LS	1	\$500.00	\$500	16.00	16	\$67.56	\$1,081		\$1,581
									Subtotal	\$80,451
<b>DIVISION 3 - Concrete</b>										
Concrete - Foundations	CY	100	\$100.00	\$10,000	0.75	75	\$81.93	\$6,145		\$16,145
Concrete - Slabs	CY	150	\$100.00	\$15,000	1.00	150	\$81.93	\$12,290		\$27,290
Concrete Formwork	SF	4200	\$0.95	\$3,990	0.05	210	\$81.93	\$17,205		\$21,195
Reinforcement and Wire	TON	6	\$1,000.00	\$6,000	16.00	96	\$81.93	\$7,865		\$13,865
Miscellaneous	LS	1	\$1,200.00	\$1,200	120.00	120	\$81.93	\$9,832		\$11,032
									Subtotal	\$89,526
<b>DIVISION 4 - Masonry</b>										
CMU Interior Walls	SF	1000	\$3.50	\$3,500	0.20	200	\$94.69	\$18,938		\$22,438
Miscellaneous	LS	1	\$500.00	\$500	24.00	24	\$94.69	\$2,273		\$2,773
									Subtotal	\$25,211
<b>DIVISION 5 - Metals</b>										
Bollards	EA	12	\$200.00	\$2,400	2.00	24	\$71.24	\$1,710		\$4,110
Roof Seismic Upgrades	EA	30	\$100.00	\$3,000	2.50	75	\$94.69	\$7,102	\$500	\$10,602
Steel Decking	SF	1800	\$3.50	\$6,300	0.05	81	\$74.28	\$6,017		\$12,317
Mezzanine Stairs	EA	1	\$3,500.00	\$3,500	16.00	16	\$94.69	\$1,515		\$5,015
Miscellaneous Metal	LS	1	\$600.00	\$600	16.00	16	\$94.69	\$1,515		\$2,115
									Subtotal	\$34,158
<b>DIVISION 6 - Wood and Plastic</b>										
Plywood Back-up	SF	96	\$1.50	\$144	0.03	3	\$71.24	\$205		\$349
Counters / Cabinets	LF	10	\$150.00	\$1,500	1.50	15	\$71.24	\$1,069		\$2,569
Roof Blocking 2X	LF	240	\$1.00	\$240	0.03	6	\$71.24	\$427		\$667
Miscellaneous - blocking, etc.	LS	1	\$250.00	\$250	16.00	16	\$71.24	\$1,140		\$1,390
									Subtotal	\$4,975
<b>DIVISION 7 - Thermal/Moisture</b>										
Perimeter Insulation	SF	1600	\$1.15	\$1,840	0.04	64	\$71.24	\$4,559		\$6,399
EPDM Roofing	SF	1700	\$6.50	\$11,050	0.02	34	\$83.34	\$2,834		\$13,884
Roof Insulation	SF	1700	\$1.15	\$1,955	0.02	34	\$83.34	\$2,834		\$4,789
Flashing - Edge	LF	200	\$8.00	\$1,600	0.10	20	\$83.34	\$1,667		\$3,267
Vapor Barrier	SF	1600	\$0.05	\$80	0.01	8	\$62.10	\$497		\$577
Firestopping	LS	1	\$150.00	\$150	12.00	12	\$62.10	\$745		\$895
Sealant and Caulk	LS	1	\$80.00	\$80	24.00	24	\$62.10	\$1,490		\$1,570
									Subtotal	\$31,381

CONCEPTUAL CONSTRUCTION COST ESTIMATE

ITEM	UNIT	QUAN.	MATERIALS		LABOR			TOTAL COST	OTHER COST	LINE TOTAL
			UNIT COST	TOTAL COST	MANHOUR UNIT	TOTAL MANHOURS	WAGE RATE			
<b>DIVISION 8 - Doors/Windows</b>										
Metal Door with Vision Panel	EA	7	\$325.00	\$2,275	4.00	28	\$71.24	\$1,995		\$4,270
Interior Wood Doors	EA	9	\$235.00	\$2,115	2.00	18	\$71.24	\$1,282		\$3,397
Pass Window	EA	2	\$400.00	\$800	4.00	8	\$71.24	\$570		\$1,370
Metal Frames	EA	15	\$195.00	\$2,925	2.00	30	\$71.24	\$2,137		\$5,062
Windows - Addition	EA	6	\$375.00	\$2,250	3.00	18	\$71.24	\$1,282		\$3,532
Windows - Existing	EA	24	\$375.00	\$9,000	4.00	96	\$71.24	\$6,839		\$15,839
Overhead Doors w/ Motors	EA	12	\$4,000.00	\$48,000	16.00	192	\$71.24	\$13,678		\$61,678
Finish Hardware	EA	17	\$350.00	\$5,950	3.00	51	\$71.24	\$3,633		\$9,583
									Subtotal	\$104,732
<b>DIVISION 9 - Finishes</b>										
Painting - Interior	SF	8000	\$0.25	\$2,000	0.01	80	\$79.29	\$6,343		\$8,343
VCT Floor	SF	2400	\$1.95	\$4,680	0.02	48	\$90.63	\$4,350		\$9,030
Vinyl Base	LF	600	\$1.00	\$600	0.03	18	\$90.63	\$1,631		\$2,231
Gypsum and Framing	SF	6400	\$3.95	\$25,280	0.02	128	\$85.46	\$10,939		\$36,219
Acoustical Ceilings	SF	2400	\$1.50	\$3,600	0.01	29	\$85.46	\$2,461		\$6,061
Ceramic Tile	SF	750	\$4.25	\$3,188	0.07	53	\$90.77	\$4,765		\$7,953
									Subtotal	\$69,838
<b>DIVISION 10 - Specialties</b>										
Logo Signage	EA	1	\$1,500.00	\$1,500	8.00	8	\$64.48	\$516	\$500	\$2,516
Fire Extinguisher	EA	5	\$125.00	\$625	1.00	5	\$64.48	\$322		\$947
Appliances	EA	2	\$475.00	\$950	2.00	1	\$64.48	\$64		\$1,014
Lockers / Bench	EA	12	\$200.00	\$2,400	1.50	18	\$81.93	\$1,475		\$3,875
Toilet Partitions	EA	1	\$850.00	\$850	4.00	4	\$71.24	\$285		\$1,135
Bathroom Accessories	EA	3	\$275.00	\$825	4.00	12	\$71.24	\$855		\$1,680
									Subtotal	\$11,167
<b>DIVISION 11 - 12 Equipment and Furnishings</b>										
NOT USED										
<b>DIVISION 13 - Special Construction</b>										
Pre-Engineered Building	LS	1	\$130,000.00	\$105,000	0.00	0	\$0.00	\$0		\$105,000
Building Erection	LS	1	\$120,000.00	\$95,000	0.00	0	\$0.00	\$0		\$95,000
									Subtotal	\$200,000
<b>DIVISION 14 - Conveying Systems</b>										
NOT USED										
<b>DIVISION 15 - Plumbing</b>										
Water Closet (toilet)	EA	2	\$553.00	\$1,106	4.00	8	\$105.96	\$848		\$1,954
Water Closet Rough-In	EA	2	\$185.00	\$370	8.00	16	\$105.96	\$1,695		\$2,065
Lavatory and Faucet-Wall	EA	3	\$375.00	\$1,125	4.00	12	\$105.96	\$1,272		\$2,397
Lavatory Rough-In	EA	3	\$147.00	\$441	8.00	24	\$105.96	\$2,543		\$2,984
Urinal	EA	1	\$195.00	\$195	2.00	2	\$105.96	\$212		\$407
Urinal Rough-In	EA	1	\$65.00	\$65	4.00	4	\$105.96	\$424		\$489
Janitors Sink	EA	1	\$125.00	\$125	2.00	2	\$105.96	\$212		\$337
Janitors Sink Rough-In	EA	1	\$65.00	\$65	4.00	4	\$105.96	\$424		\$489
Shower and Faucet-Wall	EA	1	\$795.00	\$795	4.00	4	\$105.96	\$424		\$1,219
Shower Rough-In	EA	1	\$200.00	\$200	10.00	10	\$105.96	\$1,060		\$1,260
1/2" Type "L" Copper & Insul.	LF	200	\$2.10	\$420	0.20	40	\$105.96	\$4,238		\$4,658
3/4" Type "L" Copper & Insul.	LF	300	\$2.75	\$825	0.20	60	\$105.96	\$6,358		\$7,183
1" Type "L" Copper & Insul.	LF	20	\$3.48	\$70	0.40	8	\$105.96	\$848		\$917
1 1/4" Type "L" Copper & Insul.	LF	10	\$4.22	\$42	0.80	8	\$105.96	\$848		\$890
1 1/2" Type "L" Copper & Insul.	LF	10	\$5.11	\$51	0.80	8	\$105.96	\$848		\$899
2" Type "L" Copper & Insul.	LF	20	\$7.20	\$144	0.40	8	\$105.96	\$848		\$992
Emergency Eye Wash	EA	1	\$550.00	\$550	12.00	12	\$105.96	\$1,272		\$1,822
Hose Bibs	EA	5	\$50.00	\$250	1.00	5	\$105.96	\$530		\$780
Hose Bib Rough-In	EA	5	\$65.00	\$325	2.00	10	\$105.96	\$1,060		\$1,385
Water Fountain	EA	1	\$350.00	\$350	8.00	8	\$105.96	\$848		\$1,198
Miscellaneous Valves	EA	50	\$20.00	\$1,000	0.32	16	\$105.96	\$1,695		\$2,695
Backflow Preventer	EA	1	\$1,000.00	\$1,000	8.00	8	\$105.96	\$848		\$1,848
Sanitary & Vent Piping	LF	400	\$10.63	\$4,252	0.10	40	\$105.96	\$4,238		\$8,490
Water Heater	EA	1	\$1,500.00	\$1,500	32.00	32	\$105.96	\$3,391		\$4,891
Floor Drains (Trench)	LF	50	\$50.00	\$2,500	1.00	50	\$105.96	\$5,298		\$7,798
Compressed Air	LS	1	\$0.00	\$0	0.00	0	\$105.96	\$0	\$5,500	\$5,500
Miscellaneous	LS	1	\$300.00	\$300	8.00	8	\$88.61	\$709		\$1,009
									Subtotal	\$66,553

CONCEPTUAL CONSTRUCTION COST ESTIMATE

ITEM	UNIT	QUAN.	MATERIALS		LABOR			OTHER COST	LINE TOTAL
			UNIT COST	TOTAL COST	MANHOUR UNIT	TOTAL MANHOURS	WAGE RATE		

**DIVISION 15 - Fire Protection**  
NOT USED

**DIVISION 15 - Mechanical**

Unit Heaters - Materials	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$12,000	\$12,000
Unit Heaters - Labor	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$7,500	\$7,500
Ductwork	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$12,000	\$12,000
CO Detection System	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$8,500	\$8,500
Furnace, Cooling, Condensing	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$12,000	\$12,000
Garage Exhaust Fans / Louvers	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$15,000	\$15,000
Radiant Heaters	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$5,000	\$5,000
Recessed Cabinet Heaters	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$2,000	\$2,000
Air Balancing	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$2,000	\$2,000
Miscellaneous	LS	1	\$0.00	\$0	0.00	0	\$0.00	\$0	\$2,000	\$2,000
									Subtotal	\$78,000

**DIVISION 16 - Electrical**

Service	LS	1	\$5,000.00	\$5,000	48.00	48	\$104.42	\$5,012		\$10,012
Connections to Mechanical	EA	18	\$150.00	\$2,700	2.00	36	\$104.42	\$3,759		\$6,459
Fire Alarm System	LS	1	\$5,000.00	\$5,000	64.00	64	\$104.42	\$6,683		\$11,683
Light Fixtures	EA	60	\$200.00	\$12,000	1.50	90	\$104.42	\$9,398		\$21,398
Receptacles	EA	50	\$75.00	\$3,750	1.50	75	\$104.42	\$7,832		\$11,582
Tele/Data Empty Conduit	LS	1	\$1,000.00	\$1,000	40.00	40	\$104.42	\$4,177		\$5,177
Emergency Generator Hook-up	EA	1	\$0.00	\$0	0.00	0	\$104.42	\$0	\$3,500	\$3,500
Testing	LS	1	\$0.00	\$0	40.00	40	\$104.42	\$4,177		\$4,177
Commissioning	LS	1	\$0.00	\$0	40.00	40	\$104.42	\$4,177		\$4,177
									Subtotal	\$78,164

GRAND SUBTOTAL	\$971,713
OVERHEAD (8%)	\$77,737
SUBTOTAL	\$1,049,450
PROFIT (3%)	\$31,483
Building Permit (\$10/1000)	\$0
Bond (1.2%)	\$12,593
<b>GRAND TOTAL</b>	<b>\$1,093,527</b>

**ALTERNATES:**

CMU Interior Walls - Mechanics	SF	800	\$3.50	\$2,800	0.20	160	\$94.69	\$15,150		\$17,950
Metal Door - Mechanics	EA	5	\$325.00	\$1,625	4.00	20	\$71.24	\$1,425		\$3,050
Metal Frames - Mechanics	EA	3	\$195.00	\$585	2.00	6	\$71.24	\$427		\$1,012
Painting - Interior Mechanics	SF	2200	\$0.25	\$550	0.01	22	\$79.29	\$1,744		\$2,294
Gypsum and Framing - Mechanics	SF	400	\$4.95	\$1,980	0.03	12	\$85.46	\$1,026		\$3,006
Miscellaneous Painting - exterior	SF	4000	\$0.30	\$1,200	0.03	120	\$79.29	\$9,515	\$1,000	\$11,715
Entry Canopy	LS	1	\$7,500.00	\$7,500	0.00	0	\$0.00	\$0		\$7,500
Tele/Data wiring & Equipment								\$15,000		\$15,000
										\$61,527

GRAND SUBTOTAL	\$61,527
OVERHEAD (8%)	\$4,922
SUBTOTAL	\$66,450
PROFIT (3%)	\$1,993
Building Permit (\$10/1000)	\$0
Bond (1.2%)	\$797
<b>GRAND TOTAL</b>	<b>\$69,240</b>