

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

10

September 10, 2025

Mr. Paul Goldstein, Moderator
Representative Town Meeting
15 Rope Ferry Road
Waterford, CT 06385

Dear Moderator Goldstein:

At the meeting of the Board of Finance held Wednesday, September 10, 2025, it was voted to recommend the Representative Town Meeting to consider and act on an **appropriation and bond authorization of up to \$12,600,000** for the construction of a new Town of Waterford Oswegatchie Fire Station.

I respectfully request you place this item on the agenda of the next meeting of the Representative Town Meeting. Copies of backup justification are attached hereto.

Respectfully submitted,

Glenn Patterson

Glenn Patterson, Chairman
Board of Finance

Enclosure: RESOLUTION, Oswegatchie Fire Station

GP/rlh

Cc: Town Clerk

RECEIVED FOR RECORD
WATERFORD, CT
2025 SEP 22 P 12:22
TOWN CLERK

Items for Notice of Representative Town Meeting

Number 10.

To act upon the recommendation of the Board of Finance that an appropriation not to exceed \$12,600,000 be approved for demolition of the existing building and the construction of a new Town of Waterford Oswegatchie Fire Station at 441 Boston Post Road, Waterford as substantially described in the plans prepared by Silver Petrucelli & Associates' for the Oswegatchie Fire Station Building Committee (the "Project") dated January 24, 2025 and on file in the office of the Director of Planning and Development, the appropriation may be spent for design, demolition, renovation and construction costs, equipment, furnishings, materials, site improvements, survey costs, architects' fees, engineering fees, other consultants' fees, legal fees, net temporary interest and other financing costs and other expenses related to the project and financing; to authorize the Oswegatchie Fire Station Building Committee to determine the scope and particulars of the project to authorize the issue of up to \$12,600,000 bonds or notes, and temporary notes to finance, in part, said appropriation; to authorize the First Selectman and the Director of Finance to determine the amount, date, interest rates, maturities, redemption provisions, form and other details of the transfer agent, and paying agent for the obligations to designate one or more banks or trust companies to be certifying bank, registrar, transfer agent, and paying agent for the obligations, to provide for the keeping of a record of the obligations; to designate a financial advisor to the town in connection with the sale of the obligations; to see the obligations at public or private sale, to deliver the obligations and to perform all other acts which are necessary or appropriate to issue the obligations; to designate Shipman and Goodwin as bond counsel to approve the legality of the obligations; to declare the Town's official intent under Federal Income Tax Regulation Section 1.150-2 that project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings; to authorize the First Selectman and the Director of Finance to make representations and covenants to maintain the continued exemption from federal income taxation of interest on the obligations and to make representations and enter into written agreements for the benefit of holders of the obligations to provide secondary market disclosure information; and to authorize the First Selectman, the Director of Finance, the Oswegatchie Fire Station Building Committee and other proper officers and officials of the Town to execute and file all necessary applications, agreements and documents in order to obtain grants to finance the project.

RESOLUTION TO APPROPRIATE \$12,600,000 FOR THE CONSTRUCTION OF A NEW TOWN OF WATERFORD OSWEGATCHIE FIRE STATION AND TO AUTHORIZE THE ISSUANCE OF BONDS OR NOTES OF THE TOWN IN AN AMOUNT NOT TO EXCEED \$12,600,000 TO FINANCE THE APPROPRIATION

RESOLVED,

1. That the Town of Waterford (the "Town") appropriate up to \$12,600,000 for the demolition of the existing building and the construction of a new Town of Waterford Oswegatchie Fire Station, as described in the plans prepared by Silver Petrucelli & Associates for the Oswegatchie Fire Station Building Committee (the "Project"). The appropriation may be expended for design, demolition, construction and installation costs, engineering and professional fees, fixtures, furnishings, materials, equipment, purchase costs, legal fees, financing costs, interest expense on temporary borrowings, and other costs related to the Project. The appropriation shall include any federal, state or other grants-in-aid received for the Project. The Oswegatchie Fire Station Building Committee is authorized to determine the scope and particulars of the Project. The Oswegatchie Fire Station Building Committee may reduce or modify the scope of the Project and the entire appropriation may be expended on the Project as so reduced or modified.
2. That the Town finance the Project by issuing the Town's bonds, notes or other obligations in an amount not to exceed \$12,600,000, which bonds, notes or other obligations shall be issued pursuant to the Connecticut General Statutes, as amended. The bonds, notes or other obligations may be sold as a single issue or consolidated with any other authorized issues of bonds, notes or other obligations of the Town. The Director of Finance shall keep a record of the bonds, notes or other obligations. The bonds, notes or other obligations shall bear the Town seal or a facsimile thereof. The bonds, notes or other obligations shall each recite that every requirement of law relating to its issue has been fully complied with, that such bond, note or other obligation is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The First Selectman and Director of Finance are hereby authorized to determine the amount, date, interest rates, maturities, form and other details of the bonds or notes; to designate a bank or trust company to be the certifying bank, registrar, transfer agent and paying agent for the bonds or notes; to designate the persons to sign such bonds or notes by their manual or facsimile signatures in the name or on behalf of the Town; to sell the bonds or notes at public or private sale; to deliver the bonds or notes; and to perform all other acts which are necessary or appropriate to issue the bonds or notes.
3. That the Town is authorized to issue temporary notes in anticipation of the receipt of the proceeds of said bonds, notes or other obligations. The temporary notes shall be issued with maturity dates in accordance with the Connecticut General Statutes, as amended. The temporary notes shall each recite that every requirement of law relating to its issue has been fully complied with, that such note is within every debt and other limit prescribed by law, and that the full faith and credit of the Town are pledged to the payment of the principal thereof and the interest thereon. The First Selectman and Director of Finance are authorized to determine the amounts, dates, interest rates, maturities, form, and other details of the notes; to sell the notes at public or private sale; to designate the persons to execute and deliver the notes; and to perform all other acts which are necessary or appropriate to issue the notes. The net interest cost on such notes, including renewals thereof, and the expense of preparing, issuing, and marketing such notes, to the extent paid from the proceeds from the issuance of bonds, notes or other obligations, shall be included as a cost of the appropriation.

4. That the Town hereby declares its official intent under Treasury Regulation Section 1.150-2 of the Internal Revenue Code of 1986, as amended, that the project costs may be paid from temporary advances of available funds and that the Town reasonably expects to reimburse any such advances from the proceeds of borrowings in an aggregate principal amount not in excess of the amount of borrowing authorized for the Project; that the First Selectman and Director of Finance are authorized to bind the Town pursuant to such representations and agreements as they deem necessary or advisable in order to ensure and maintain the continued exemption from Federal income taxation of interest on the bonds, notes or temporary notes authorized by this resolution, if issued on a tax-exempt basis, including covenants to pay rebates of investment earnings to the United States in future years; and that the First Selectman and Director of Finance are authorized to make representations and agreements for the benefit of the holders of the bonds, notes or temporary notes to provide secondary market disclosure information and to execute and deliver on behalf of the Town an agreement to provide such information with such terms and conditions as they, with the advice of bond counsel, deem necessary and appropriate.
5. That the First Selectman is authorized to apply for and accept grants for the Project, to execute grant agreements for the Project, and to file such documents as may be required to obtain grants for the costs of financing the Project.
6. That the First Selectman, the Director of Finance, the Oswegatchie Fire Station Building Committee and other proper officers of the Town are authorized to take all other action which is necessary or desirable to complete the Project and to issue bonds, notes or other obligations to finance the aforesaid appropriation.

WHY NOW IS A GOOD TIME FOR WATERFORD TO BOND

Waterford

- 1 First payment due in FY2027
- 2 One Board of Education bond retires in FY2027
- 3 Two Board of Education bonds are eligible for refunding in August 2027
- 4 Interest rates are expected to drop in September 2025
- 5 Waterford's Bond Rating is Excellent which makes our bonds a desirable investment
- 6 Waterford's General Obligation bond will be tax-exempt from both state and federal taxes
- 7 FY2026/2027 tax revenue is projected to increase with the following additions:
 - * Waterford Woods Development
 - * Ivy Hills Development
 - * Clark Lane Development
 - * Electric Boat purchase of 1 division of the Crystal mall

Connecticut

- 8 Connecticut's overall financial health is viewed positively by major rating agencies, which influences the risk profile of municipal bonds throughout the state.
- 9 These strong ratings are supported by the state's healthy budgetary reserves, consistent pension contributions, and strong financial policies.

ADDITIONAL INFORMATION PER WATERFORD ORDINANCE 2.04.180- APPROPRIATIONS

- 1 Current Grand List :
Current value of one mill based on grand list:

\$	4,441,381,611
\$	4,410.92
- 2 Legal Debt - CGS 7-374 caps a local municipality's debt limit to 7 times its annual tax receipts.
Waterford's debt cap is approximately \$674,177,875
Waterford's current total debt for FY2026 is \$46,522,848
- 3 Waterford's current bond rating is AA2. This rating will remain intact if the new Town of Waterford Oswegatchie Fire Station is approved. The main stability of our debt rating is our town's adherence to our Fund Balance Policy (BOF 1.03)

CURRENT DEBT SCHEDULE

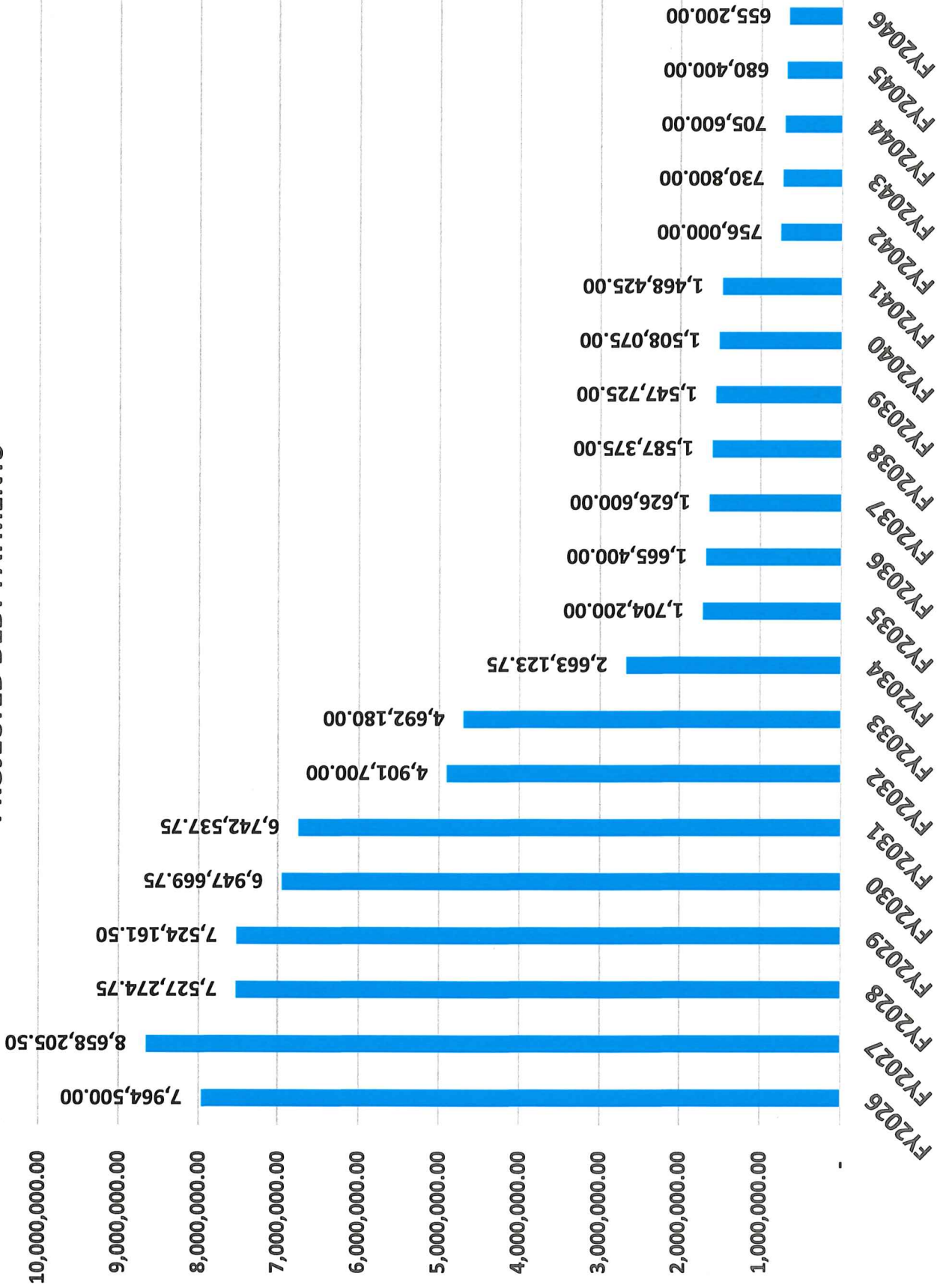
YEAR	SCHOOL REFUNDING	SCHOOL REFUNDING		SCHOOL REFUNDING		MUNI COMPLEX		TOTAL	Budget Decrease
		2014	2017	2019	2020	2020			
FY2026	903,250.00	1,476,650.00	1,094,250.00	3,484,375.00	1,005,975.00		7,964,500.00	(145,246.00)	Debt Retired
FY2027	866,125.00	3,139,150.00	1,065,375.00	1,436,050.50	971,725.00		7,478,425.50	(486,074.50)	
FY2028	-	2,987,900.00	1,040,625.00	1,408,374.75	937,475.00		6,374,374.75	(1,104,050.75)	
FY2029	-	1,146,000.00	1,009,700.00	3,343,836.50	903,225.00		6,402,761.50	28,386.75	
FY2030	-	725,900.00	1,007,400.00	3,252,069.75	872,400.00		5,857,769.75	(544,991.75)	Debt Retired
FY2031	-	693,600.00	979,200.00	3,162,912.75	848,425.00		5,684,137.75	(173,632.00)	
FY2032	-	-	-	3,046,925.00	827,875.00		3,874,800.00	(1,809,337.75)	
FY2033	-	-	-	2,934,380.00	802,400.00		3,736,780.00	(138,020.00)	
FY2034	-	-	-	913,823.75	785,400.00		1,699,223.75	(2,037,556.25)	Debt Retired
FY2035	-	-	-	-	771,800.00		771,800.00	(927,423.75)	
FY2036	-	-	-	-	758,200.00		758,200.00	(13,600.00)	
FY2037	-	-	-	-	744,600.00		744,600.00	(13,600.00)	
FY2038	-	-	-	-	730,575.00		730,575.00	(14,025.00)	Debt Retired
FY2039	-	-	-	-	716,125.00		716,125.00	(14,450.00)	
FY2040	-	-	-	-	701,675.00		701,675.00	(14,450.00)	
FY2041	-	-	-	-	687,225.00		687,225.00	(14,450.00)	

PROJECTED DEBT SCHEDULE

YEAR	SCHOOL REFUNDING		SCHOOL REFUNDING		SCHOOL REFUNDING		SCHOOL REFUNDING 2020	MUNI COMPLEX		OSWEGATCHIE FIREHOUSE PROJECTION (\$12.6)		TOTAL	Budget Decrease	
	2014	2017	2019	2019	2019	2019		2020	2020	2020	2020		2020	2020
FY2026	903,250.00	1,476,650.00	1,094,250.00	1,094,250.00	1,094,250.00	1,094,250.00	3,484,375.00	1,005,975.00	1,005,975.00	-	-	7,964,500.00	(145,246.00)	
FY2027	866,125.00	3,139,150.00	1,065,375.00	1,065,375.00	1,065,375.00	1,065,375.00	1,436,050.50	971,725.00	971,725.00	1,179,780.00	1,179,780.00	8,658,205.50	693,705.50	
FY2028	-	2,987,900.00	1,040,625.00	1,040,625.00	1,040,625.00	1,040,625.00	1,408,374.75	937,475.00	937,475.00	1,152,900.00	1,152,900.00	7,527,274.75	(1,130,930.75)	1 Bond Retired
FY2029	-	1,146,000.00	1,009,700.00	1,009,700.00	1,009,700.00	1,009,700.00	3,343,836.50	903,225.00	903,225.00	1,121,400.00	1,121,400.00	7,524,161.50	(3,113.25)	
FY2030	-	725,900.00	1,007,400.00	1,007,400.00	1,007,400.00	1,007,400.00	3,252,069.75	872,400.00	872,400.00	1,089,900.00	1,089,900.00	6,947,669.75	(576,491.75)	
FY2031	-	693,600.00	979,200.00	979,200.00	979,200.00	979,200.00	3,162,912.75	848,425.00	848,425.00	1,058,400.00	1,058,400.00	6,742,537.75	(205,132.00)	
FY2032	-	-	-	-	-	-	3,046,925.00	827,875.00	827,875.00	1,026,900.00	1,026,900.00	4,901,700.00	(1,840,837.75)	2 Bonds Retired
FY2033	-	-	-	-	-	-	2,934,380.00	802,400.00	802,400.00	955,400.00	955,400.00	4,692,180.00	(209,520.00)	
FY2034	-	-	-	-	-	-	913,823.75	785,400.00	785,400.00	963,900.00	963,900.00	2,663,123.75	(2,029,056.25)	
FY2035	-	-	-	-	-	-	-	771,800.00	771,800.00	932,400.00	932,400.00	1,704,200.00	(958,923.75)	1 Bond Retired
FY2036	-	-	-	-	-	-	-	758,200.00	758,200.00	907,200.00	907,200.00	1,665,400.00	(38,800.00)	
FY2037	-	-	-	-	-	-	-	744,600.00	744,600.00	882,000.00	882,000.00	1,626,600.00	(38,800.00)	
FY2038	-	-	-	-	-	-	-	730,575.00	730,575.00	856,800.00	856,800.00	1,587,375.00	(39,225.00)	
FY2039	-	-	-	-	-	-	-	716,125.00	716,125.00	831,600.00	831,600.00	1,547,725.00	(39,650.00)	
FY2040	-	-	-	-	-	-	-	701,675.00	701,675.00	806,400.00	806,400.00	1,508,075.00	(39,650.00)	
FY2041	-	-	-	-	-	-	-	687,225.00	687,225.00	781,200.00	781,200.00	1,468,425.00	(39,650.00)	
FY2042	-	-	-	-	-	-	-	-	-	756,000.00	756,000.00	756,000.00	(712,425.00)	
FY2043	-	-	-	-	-	-	-	-	-	730,800.00	730,800.00	730,800.00	(25,200.00)	
FY2044	-	-	-	-	-	-	-	-	-	705,600.00	705,600.00	705,600.00	(25,200.00)	
FY2045	-	-	-	-	-	-	-	-	-	680,400.00	680,400.00	680,400.00	(25,200.00)	
FY2046	-	-	-	-	-	-	-	-	-	655,200.00	655,200.00	655,200.00	(25,200.00)	

* Annual Payment based on current interest rates as of 8/11/2025 3.68

PROJECTED DEBT PAYMENTS



Oswegatchie Fire Station Draft Control Budget Draft Control Budget September 10, 2025

Approved Project Budget	\$12,000,000.00
Total Estimated Project Budget	\$12,000,000.00
Total Current Funding	\$12,000,000.00

	Prior Budget a	Soft Cost	Hard Cost	Budget Adjustments b	Current Budget 9/10/2025 c a+b	Expended d	Committed Encumbered d	Remaining Balance	Uncommitted Balance e c-d	Total Projected Cost f d+e
Municipal										
Appraisal/Legal/General Expenses	\$ 5,000				\$ 5,000			\$ -	\$ 5,000	\$ 5,000
Cost of Issuance	\$ -				\$ -			\$ -	\$ -	\$ -
Bonding and Insurance	\$ -				\$ -			\$ -	\$ -	\$ -
	\$ -				\$ -			\$ -	\$ -	\$ -
TOTAL MUNICIPAL	\$ 5,000	\$ -		\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000	\$ 5,000
Professional Services										
OPM Services		\$ -			\$ -	\$ 34,905	\$ 301,650	\$ 266,745	\$ (301,650)	\$ -
Design Services - Architect		\$ -			\$ -	\$ -	\$ 759,044	\$ 759,044	\$ (759,044)	\$ -
Phase I/II Site Assessment	\$ 36,541	\$ 36,541			\$ 36,541	\$ -	\$ -	\$ -	\$ 36,541	\$ 36,541
Existing Bldg Hazmat Testing	\$ 4,950	\$ 4,950			\$ 4,950	\$ -	\$ -	\$ -	\$ 4,950	\$ 4,950
Site Soils Testing	\$ 30,000	\$ 30,000			\$ 30,000	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000
Moving Services	\$ 10,000	\$ 10,000			\$ 10,000	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
Materials Testing Services (see below)		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROFESSIONAL SERVICES	\$ 81,491	\$ 81,491		\$ -	\$ 81,491	\$ 34,905	\$ 1,060,694	\$ 1,025,789	\$ (979,203)	\$ 81,491
Construction										
Construction (GC)	\$ 10,315,208		\$ 10,315,208		\$ 10,315,208	\$ 192,427	\$ 759,044	\$ 566,617	\$ 9,556,164	\$ 10,315,208
Traffic Improvements	\$ 500,000		\$ 500,000		\$ 500,000	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000
Haz Material-PCB (existing bldg.) Monitoring	\$ 25,000		\$ 25,000		\$ 25,000	\$ -	\$ -	\$ -	\$ 90,000	\$ 90,000
Builders Risk Ins.	\$ 90,000		\$ 90,000		\$ 90,000	\$ -	\$ -	\$ -	\$ 75,000	\$ 75,000
Materials Testing Services	\$ 75,000		\$ 75,000		\$ 75,000	\$ -	\$ -	\$ -	\$ 10,246,164	\$ 10,430,208
TOTAL CONSTRUCTION	\$ 11,005,208	\$ -	\$ 11,005,208	\$ -	\$ 11,005,208	\$ 192,427	\$ 759,044	\$ 566,617	\$ 10,246,164	\$ 10,430,208
FF&E										
FF&E	\$ 250,000		\$ 250,000		\$ 250,000			\$ -	\$ 250,000	\$ 250,000
Technology	\$ 150,000		\$ 150,000		\$ 150,000			\$ -	\$ 150,000	\$ 150,000
TOTAL FF&E	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000
Owner Contingency*	\$ 1,060,694		\$ 1,060,694		\$ 1,060,694			\$ -	\$ 1,060,694	\$ 1,060,694
Grand Total Base	\$ 12,552,393	\$ 81,491	\$ 12,390,902	\$ -	\$ 12,552,393	\$ 227,332	\$ 1,819,738	\$ 1,592,406	\$ 10,732,655	\$ 11,977,393
Current Surplus/(Deficit)	\$ (552,393)	0.65%	98.71%						\$ -	

Summary Info

Oswegatchie Fire Station Design

July 22, 2025

General Features

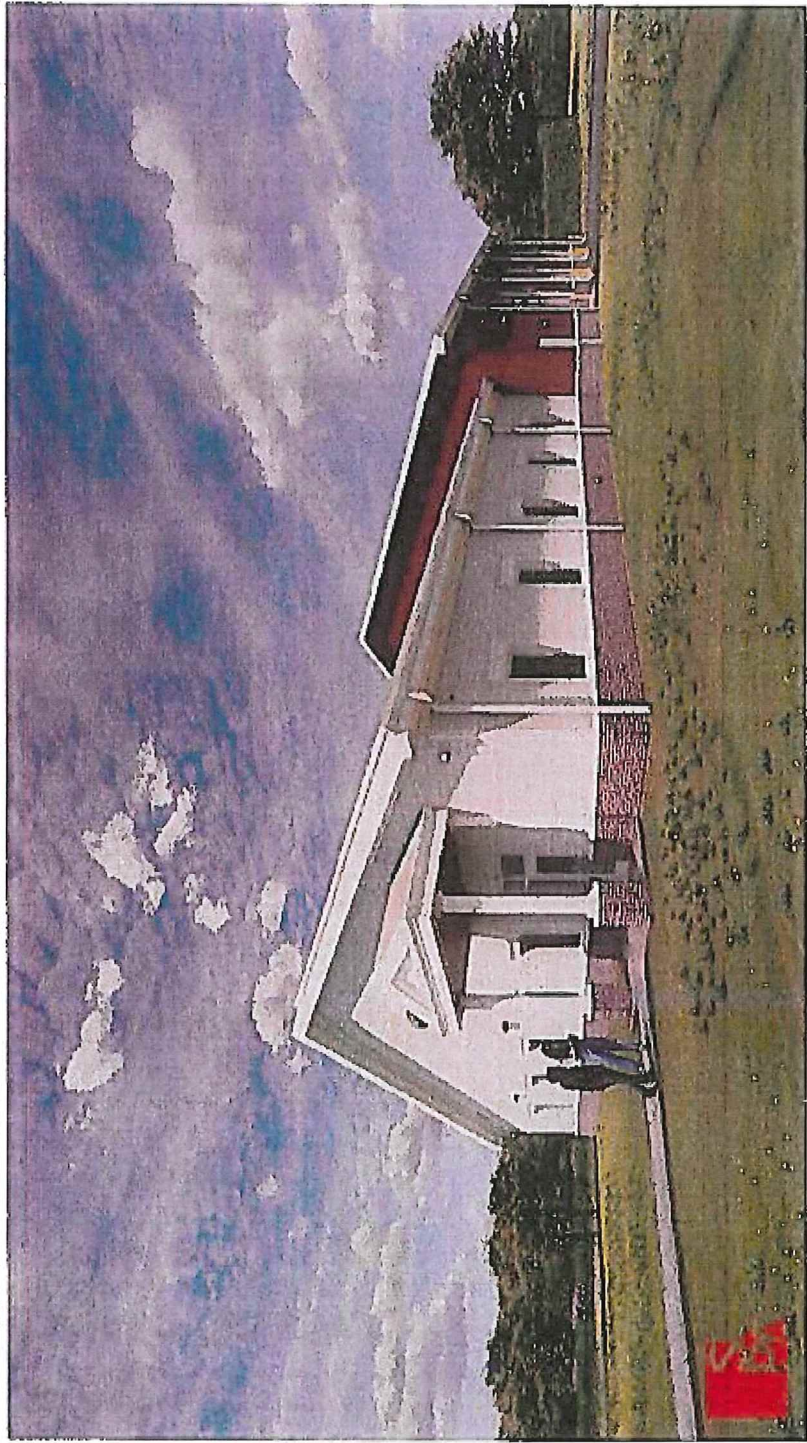
- First Floor
 - Bunk rooms, a day room, a kitchen, training room, offices, exercise room, bathrooms, decon room, gear locker room, and apparatus bays on the first floor
 - Small Mezzanine
 - Mechanical room and storage
- Basis of Construction
 - Steel framing on concrete foundation
 - Fiber cement siding, with brick veneer and a cast stone accent band
 - Architectural asphalt shingles, solar ready
 - Floors-epoxy coated concrete, tile, and carpet covered
 - Electric System-lighting, power, P/A system, fire alarm, security system, site lighting, and a back-up generator
 - HVAC is primarily VRF (variable refrigerant flow) with radiant floors in the bays

Energy Efficient Features

- The VRF HVAC system- high efficiency, 10-50% less energy
- Hot water system uses temperature maintenance cable in lieu of hot water return
- Low flow plumbing fixtures
- Radiant floor in the bays
- Energy efficient windows-thermally broken
- Insulation in the walls is “continuous”, no breaks. Limits heat transfer. Moves dew point outside, moisture less likely to have an effect on the overall building
- Solar capable roof in the event that the Town wants to explore in the future
- Occupancy sensors and dimmer lighting controls throughout to modulate the use of electricity
- LED Lighting

Size and Shape

- Total Size of the Fire Station-9,988 sq.ft.
- Estimated Cost (Downes Construction) Based upon construction drawings-\$10,323,413
- Estimated Soft Costs- \$2,228,980 (including \$500K, traffic light)
- **Total Estimated Costs to Build and Outfit-\$12,552,393**
- Estimated Cost to Renovate as New-\$11,092,735 (including soft costs and contingencies)
- Undetermined Cost- Traffic Light
 - Under need may not be required pending trimming trees adjacent to the property and follow-on discussion between the Director of Fire Services and Director of Traffic



NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 DOSTON POST RD
ARLINGTON, CT 06025



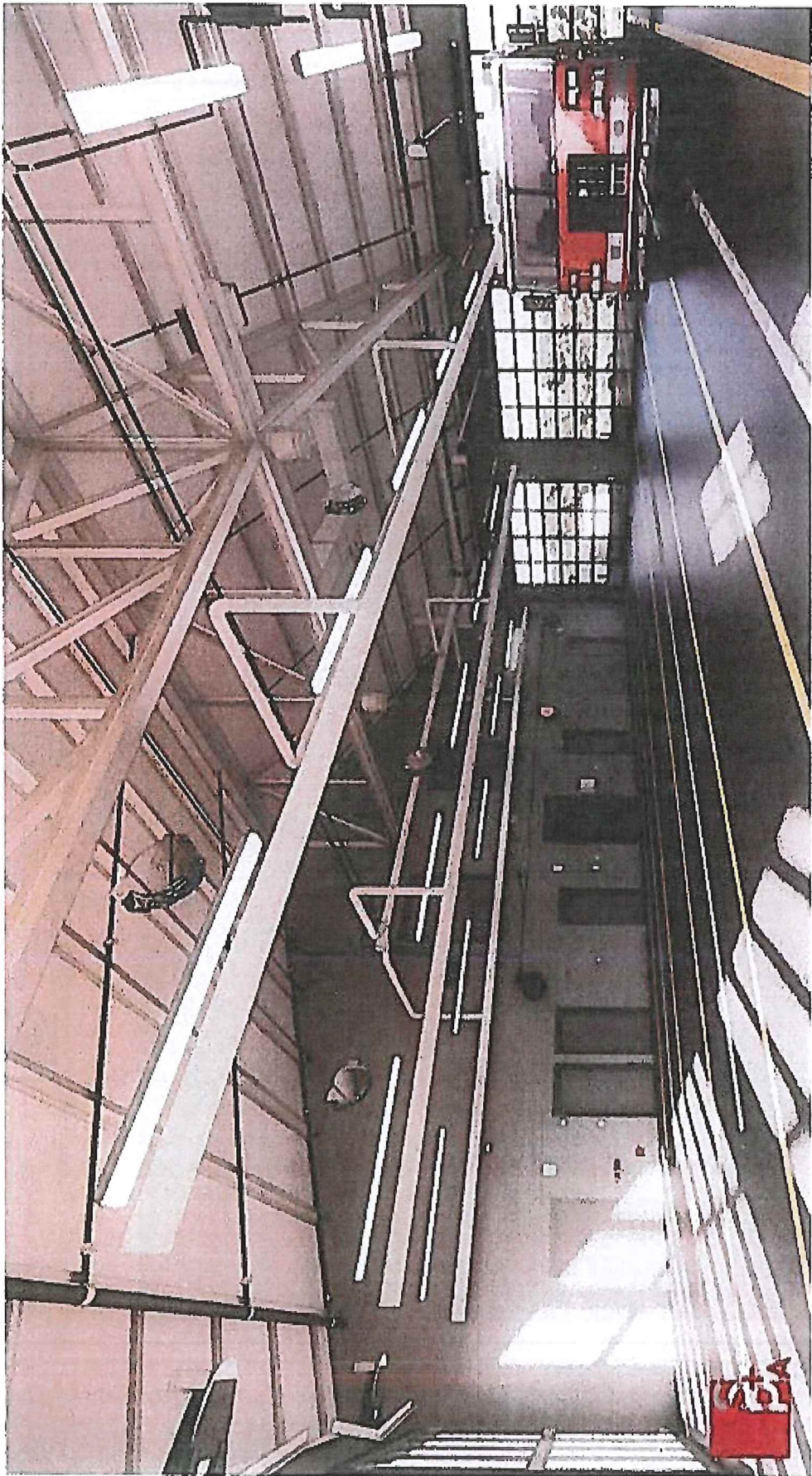
SILVER PETRUCELLI & ASSOCIATES
210 EAST 112 STREET NEW YORK, NY 10003
212 213 4500
www.silverpetruci.com

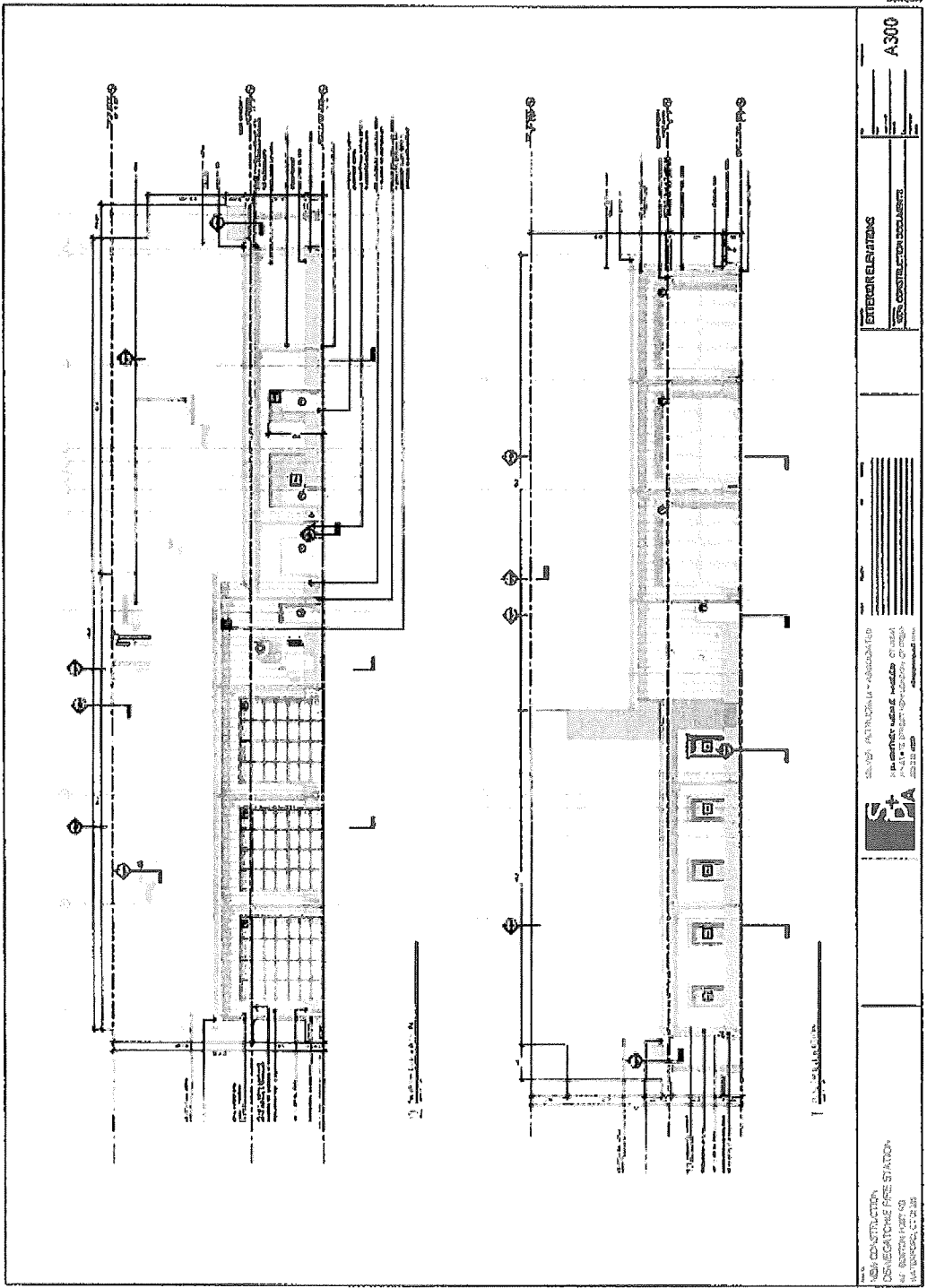
ARCHITECT	SILVER PETRUCELLI & ASSOCIATES
OWNER	OSWEGATCHIE FIRE DEPARTMENT
DATE	01/10/10
PROJECT NO.	10000000000000000000
REVISION	
DESCRIPTION	
DATE	
BY	
CHECKED	
DATE	

3D VIEW

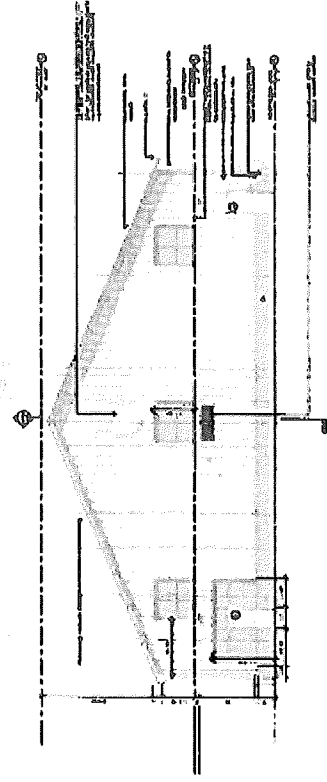
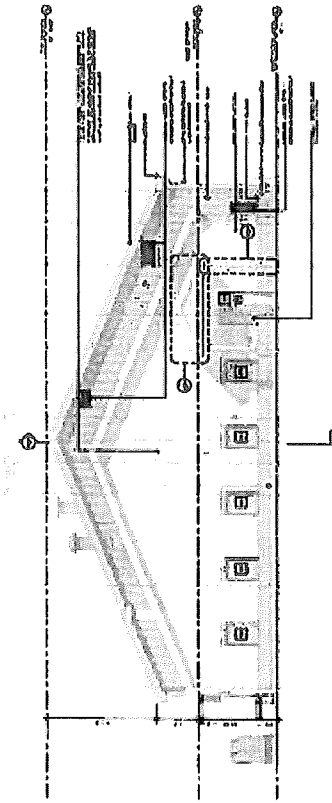
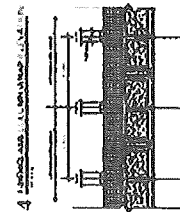
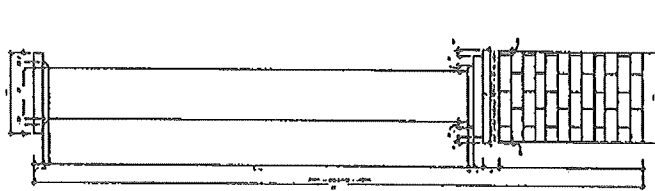
CONSTRUCTION DOCUMENTS

A304





NEW CONSTRUCTION NEWGATE FIRE STATION 44 BOSTON HARBOR RD NEWTON, MASS 02459	 S&P S&P ARCHITECTURAL ASSOCIATES 100 STATE STREET, SUITE 200 BOSTON, MASS 02109	EXTERIOR ELEVATIONS SEE CONSTRUCTION DOCUMENTS	A300
---	--	---	------



NEW CONSTRUCTION
CONSTRUCTION FOR
AT LEAST 100' TO
100' TO 100'



HOUSTON, TEXAS
2014 A 100' TO 100' TO 100'



EXTENSION ELEVATIONS
TOTAL CONSTRUCTION DOCUMENTS

A301

6.0 Five Fire Stations - History and Structure of Waterford's Fire Stations

Waterford has a long-standing tradition of volunteer fire service, dating back to the early 20th century. The Town's five volunteer fire stations emerged as a direct response to growing local needs, with each station strategically located in areas experiencing population development. Notably, all five stations were constructed by volunteers, using funds they independently raised.

To formalize and distribute responsibilities, a series of fire districts were created, providing an organized framework for managing the growing fire services system.

Since 1942, Waterford has maintained five fire stations, all incorporated within a span of 19 years. These five stations remain operational today.

Waterford's population continues to grow steadily, and the current infrastructure of fire stations remains largely supportive of existing development patterns. According to the most recent census, Waterford's population stands at 19,554.

While census projections suggest the population may stabilize or even decline slightly in the future, recent development activity—as illustrated in Table 2—indicates the potential for continued population growth, which could influence future demand for fire services.

Waterford's proud tradition of volunteer fire service has evolved over decades to meet the needs of a growing and changing community. Originally founded around local volunteer efforts, the Town's five fire stations—established through a historic agreement (Appendix E)—provided critical coverage and protection. This agreement, whereby volunteers deliver fire protection services in exchange for maintaining stations, equipment, and training, remains foundational today, granting Waterford access to a network of five strategically located stations.

As Waterford grows, the Town has a unique opportunity to honor its rich legacy while thoughtfully planning the next generation of emergency services—services designed not only for today's challenges but for tomorrow's vision.

While census projections suggest that Waterford's overall population (currently 19,554) may remain stable or decline slightly, other trends paint a more dynamic picture:

- **Growth in the Senior Population:**
An increasing proportion of older residents will drive greater demand for emergency medical services.
- **Recent Development Activity (Table 2):**
Despite broader forecasts, recent residential and commercial building activity suggests a blossoming population.

- **Town Size and Diversity:**
Spanning 37 square miles, Waterford features a mix of rural, suburban, and commercial properties, each requiring thoughtful, responsive fire and emergency service coverage.

Several factors are shaping the evolving mission of Waterford's Fire Services:

- **Significant Commercial Entities:**
 - Dominion Energy's Nuclear Power facility
 - The proposed Data Center
 - The Crystal Mall complex
These assets represent critical infrastructure requiring specialized response capabilities.
- **Changing Building Patterns:**
Newer construction often features:
 - Higher population densities
 - Multi-story structures
 - Fire-resistant materials
These improvements enhance safety but also introduce new challenges, such as greater exposure to hazardous synthetic materials in fires.
- **Expanded Scope of Emergency Responses:**
Today, structural fires represent a small fraction of calls. Firefighters are now routinely responding to:
 - Hazardous material incidents
 - Severe weather events
 - Service calls
 - Medical emergencies
 - False alarms
- **Distribution of Service:**
Analysis of call data indicates that emergency call volume is distributed across the Town, reinforcing the critical value of maintaining all five fire stations.

6.1 Why Five Stations Matter

Maintaining a five-station model continues to provide tangible, town-wide benefits:

1. **Response Times**
The current station locations enable fast, reliable service delivery in alignment with National Fire Protection Association (NFPA) standards.
2. **Volunteer Retention**
Reducing or closing stations could diminish volunteer participation and necessitate more career staff, increasing costs.
3. **Strategic Coverage**
Stations are located near high-density neighborhoods and key assets such as the Crystal Mall, Dominion Nuclear Power Station, Interstate 95, Interstate 395, Route 85 and Waterford's schools, Town Hall, Community Center, Beaches, Niantic River, and Thames River all spread over 37 square miles.
4. **Insurance Rates and ISO Ratings**
Maintaining five stations helps preserve Waterford's favorable Insurance Services Office (ISO) rating, protecting residents from higher insurance premiums.
5. **Resiliency and Emergency Sheltering**
Each station provides a critical location for resident sheltering during townwide emergencies and supports Waterford's integrated Task Force emergency management approach.
6. **Infrastructure Readiness**
Except for Oswegatchie (which requires replacement), the other stations are maintainable through repair.
7. **Emergency Operations**
As Waterford's Fire Services evolve into a broader Emergency Services Organization, each station will play a key role in housing resources, personnel, and shelter facilities across the community.
8. **A Proven, Successful Model**
The five-station approach has effectively served Waterford for over 100 years—providing life-saving protection, community reassurance, and continuity.

Looking Forward: Waterford's Vision for Emergency Services

As Waterford embraces the future, its fire services must continue to evolve and potentially into a modern Emergency Services and First Responder Organization, ready to address a broader range of public safety needs. As noted earlier, such a change may warrant a charter update. A suitable name could be Waterford Fire and Rescue.

Key elements of this future vision should include:

- Investing smartly in facility upgrades, apparatus modernization, and training.
- Expanding partnerships with local and regional agencies.
- Applying for grants (such as SAFER grants) to enhance staffing and resilience.
- Adapting tactics to meet the challenges of changing construction patterns, population shifts, and evolving threats.

By recognizing the value of its current infrastructure and proactively planning for the future, Waterford is charting an exciting and responsible course—one that builds on its proud past while preparing for a bright, resilient future.

The future of Waterford's fire services is not about standing still. It's about growing, adapting, and leading—and the Town is ready.

6.2 The Case for a New Oswegatchie Fire Station

In January 2023, the Ad Hoc Fire Services Committee released an interim report recommending the replacement of the Oswegatchie Fire Station due to extensive structural and mechanical deficiencies. At the same time, the Committee strongly reaffirmed the Town's five-station fire service delivery model as the most effective and strategic approach for meeting Waterford's emergency response needs.

In addition to the broader reasons supporting the five-station model, the following specific points highlight why replacing the Oswegatchie Fire Station is critical to Waterford's future:

1. Strengthens Public Safety

- Ensures continued fire and emergency support for the Oswegatchie Elementary School and surrounding neighborhoods.
- Provides a modern, safe, and secure facility for housing part of the Town's paid firefighter workforce.
- Creates an ideal location for a future command center for Waterford's growing team of career firefighters.

2. Supports the Town's Vision for a Combination Fire Department

- Advances Waterford's transition toward a combination fire services model, blending career firefighters and volunteer support—consistent with national best practices and Waterford's evolving needs.
- Positions the Town for a stronger, more resilient fire service well into the 21st century.

3. Enhances Recruitment and Retention

- A new, state-of-the-art station will boost the recruitment and retention of both career and volunteer firefighters.
- A modern facility focused on firefighter safety, training, and well-being demonstrates the Town's serious commitment to public safety services.

4. Protects Waterford's Long-Term Financial Interests

- Repairing and renovating the existing station is not cost-effective according to the Town's architect and construction project manager. The construction program manager provided an estimate of \$11.3 million to renovate the building as new, while a new building could cost \$10.4 million.
- Delaying construction would significantly escalate costs—potentially requiring \$15–20 million within 7–10 years for new construction and interim repairs.
- Building the new station now is the fiscally responsible choice for taxpayers.

5. Continues a Century-Long Success Story

- Oswegatchie Fire Company has served Waterford from its current location for over 94 years.
- Maintaining a station at this location honors a proven, historic model that effectively covers all 37 square miles of the Town.
- Every major study and both recent Directors of Fire Services have strongly supported the five-station model for Waterford.

6. Enhances Townwide Emergency Preparedness

- Provides a local shelter for residents during emergencies.
- Maintains a strategic outpost for the staging of apparatus and personnel for rapid, effective responses to any emergency.

7. Aligns with Town Plans and Community Values

- Building a new station at Oswegatchie is consistent with both the existing and proposed draft Plan of Conservation and Development (POCD).
- Reflects the Town's values of community investment, public safety, and smart growth.

8. Reinforces Waterford's Commitment to Public Safety

- Waterford protects a community of 19,554 residents and a \$4.4 billion grand list of residential, commercial, and industrial property.
- A new, centrally located fire station will significantly strengthen life and property protection across the Town.

9. Demonstrates Strong Community Leadership

- In February 2022, the Representative Town Meeting (RTM) took decisive action:
 - Established a Building Committee charged with constructing a new Oswegatchie Fire Station.
 - Committed to maintaining the old station only as necessary until a replacement is built.

The preservation and modernization of Waterford's five-station fire services model is critical to meeting current and future community needs.

Building a new Oswegatchie Fire Station is more than a construction project—it is a clear investment in:

- Public safety
- Community resilience
- Long-term financial responsibility
- Waterford's future growth and success

Waterford's vision is bold, responsible, and clear: continuing to invest in the systems that protect its people, its property, and its proud tradition of excellence.

7.0 A Strategic Vision

Evolution of Waterford's Fire Services

Like many small towns, Waterford's fire services have evolved over time – shifting from a fully volunteer model to today's combination fire department and moving steadily toward greater professionalization.

In the early 1900s, fire protection was provided by a network of privately owned, independently operated stations. Over time, these private companies were managed collectively by a Board of Fire Commissioners. Today, Waterford benefits from a centralized management model, led by a Director of Fire Services, ensuring professional oversight and strategic coordination.

Oswegatchie Fire Station

Construction Documents Estimate



CONTENTS:

- Executive Summary
- Basis of Estimate
- General Summary
- Estimate Detail

DATE: June 20th, 2025 Rev 1

ESTIMATE LEVEL: 100% Construction Documents

ARCHITECT: Silver Petrucelli + Associates



DOWNES CONSTRUCTION



200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

June 23, 2025

Mr. Robert Tuneski
Building Committee Chair
Oswegatchie Fire Station Project
441 Boston Post Road
Waterford, CT 06385

Project: Oswegatchie Fire Station Project

Enclosed herein is our Construction Documents estimate reflective of Silver Petrucelli + Associates drawings and specifications dated May 16, 2025. The attached Basis of Design outlines the scope of work, assumptions and exclusions.

BUDGET

The total trade costs for this project are estimated at **\$8,963,530** with estimated indirect costs of **\$1,351,678** for a Project total of **\$10,315,208**. The drawings depict a new building 9,988 sf to be built adjacent to the existing 6,215 sf building to be demolished.

SCHEDULE:

The attached opinion of cost assumes a construction start date in Q3 of 2025. The construction duration is estimated to be fourteen (14) months followed by two (2) months of closeout.

BASIS OF ESTIMATE

Please see attached Basis of Estimate

Sincerely,

Downes Construction Company

Ryan Patrick
Estimating Manager



Basis of Estimate

Oswegatchie Fire Station

441 Boston Post Rd, Waterford, CT. 06385

Documents Utilized

- Silver Petrucelli + Associates drawings dated 5/16/2025
- Silver Petrucelli + Associates specifications dated 5/16/2025
- Historical cost data and Downes estimating benchmarks

Scope of Work

- The Oswegatchie Fire Station project consists of a new 9,988 sf facility, predominantly single story, with a small mezzanine and equipped with radiant floor heated apparatus bays, to be built adjacent to the existing facility.
- The new building will include bunk rooms, a day room, training classroom, an office, exercise room, bathrooms, decon room, gear locker room and apparatus bays on the first floor. The mezzanine will house the mechanical room and additional storage.
- The existing building to be demolished is a two-story 6,215 sf structure to remain in operation during the duration of construction and will be demolished upon completion of the new building.
- The new structure will consist of steel framing on a concrete foundation, with an exterior skin combination of brick veneer, cast stone accent band and fiber cement siding.
- The roof will be constructed using architectural asphalt shingles and built solar ready. Photovoltaic panels to be by others.
- The apparatus bays will include three overhead doors along with three bi-folding doors.
- The inside of the exterior walls will consist of CMU at the apparatus bays and light gauge metal framing and drywall at the office / living quarters.
- The interior flooring consists of resilient, carpet and tile in the office / living quarters and epoxy resin at the apparatus bays.
- The ceilings will consist of hard drywall ceilings, acoustical ceiling tiles & grid and exposed to above.
- New casework will be installed with solid surface countertops.
- The day room will be equipped with a full kitchen containing residential appliances.
- The building will be full sprinklered throughout.
- The primary HVAC system is VRF with radiant floor heat at the apparatus bays.
- The electrical system will include lighting, power, P/A system, fire alarm, security system, site lighting and a new generator.
- The earthwork at the new foundation includes over excavation and backfilling with structural fill. The soil beneath the proposed foundation is assumed to be clean, but unsuitable for use below the proposed foundation, however we assumed the majority could remain on site.
- New utility lines will be installed.

- Once the new building is occupied and the existing is demolished, a rain garden, new parking lot, sidewalks, entrance will be installed and landscaping.

Exclusions

- Photovoltaic panels & supports by others.
- Contaminated and/or polluted soil.
- Land acquisition has been excluded
- Premiums for non-standard work times.
- Cost associated to tariffs, while outside of contractor control, can significantly impact total project cost if not proactively managed. Downes Construction will continue to monitor market conditions and provide updated recommendations should these risks escalate.

Assumptions

- Costs based on a GC lump sum delivery method.
- The assumed start date is Q3 2025.
- Abatement of hazardous materials was carried as an allowance, however, no specifications were included in the Design Documents.
- We recommend the Owner carry a contingency of at least 5% of the construction cost.
- The construction duration is 14 months.
- Adjacent existing building is assumed to be occupied during construction.
- The attached estimate does not include escalation, however if the project gets delayed, include an additional 5% escalation per year.

Estimating Methodology

- Quantities extracted from construction drawings and specifications.
- Pricing based on Q1 2025 market rates and historical Downes project data.
- Unit costs based on in-house historical data, and recent comparable projects.
- Unit pricing includes labor, material, equipment, and general contractor markup.
- Trade cost structured by CSI Division

Next Steps

This estimate is intended to validate the budget, and project planning efforts. It is recommended that all major scope assumptions be validated through continued coordination with the design team and Owner.



Oswegatchie Fire Station
CONSTRUCTION DOCUMENTS

Drawings Dated: 05/16/2025

Estimate Date: 06/20/2025 Rev 1

GENERAL SUMMARY

SPEC SECTION	DESCRIPTION	SD ESTIMATE 1/3/2025 9,988 sf	CD ESTIMATE 6/20/2025 9,988 sf	VARIANCES 0 sf	COST / SF
TRADE COSTS					
01 00 00	Project Requirements	\$ 388,116	\$ 399,166	\$ 11,050	39.96
01 74 00	Project Cleanliness	\$ 95,285	\$ 25,038	\$ (70,247)	2.51
02 11 00	Contaminated Soil	In Site	In Site	In Site	-
02 20 11	Hazardous Materials	\$ -	\$ 30,000	\$ 30,000	3.00
02 41 00	Building Demolition	\$ 174,086	\$ 149,980	\$ (24,106)	15.02
02 41 19	Selective Demolition	N / A	N / A	N / A	-
03 30 00	Cast-in-Place Concrete	\$ 380,643	\$ 432,476	\$ 51,833	43.30
04 20 00	Unit Masonry	\$ 295,146	\$ 557,191	\$ 262,044	55.79
05 00 00	Structural Steel	\$ 411,506	\$ 758,479	\$ 346,973	75.94
05 10 00	Miscellaneous Metals	\$ 47,838	\$ 133,200	\$ 85,362	13.34
06 00 00	Rough Carpentry	\$ 28,971	\$ 461,256	\$ 432,285	46.18
06 30 00	Finish Carpentry	\$ 48,523	\$ 115,052	\$ 66,529	11.52
07 00 00	Thermal & Moisture Protection	\$ 598,330	\$ 669,798	\$ 71,468	67.06
08 00 00	Doors, Frames & Hardware	\$ 292,254	\$ 304,455	\$ 12,201	30.48
08 41 00	Storefront & Curtain Wall	\$ 113,238	\$ 119,205	\$ 5,967	11.93
09 00 00	Drywall & Framing	\$ 335,817	\$ 244,586	\$ (91,231)	24.49
09 30 00	Tile	\$ 42,166	\$ 24,268	\$ (17,898)	2.43
09 51 00	Acoustical Ceiling Tile	\$ 44,119	\$ 46,345	\$ 2,226	4.64
09 65 00	Flooring	\$ 70,790	\$ 136,679	\$ 65,890	13.68
09 91 00	Painting	\$ 85,249	\$ 63,209	\$ (22,040)	6.33
10 00 00	Misc. Specialties	\$ 1,688	\$ 2,189	\$ 501	0.22
10 11 00	Visual Display	\$ -	\$ 1,544	\$ 1,544	0.15
10 14 00	Signage	\$ 15,449	\$ 30,757	\$ 15,308	3.08
10 21 13	Toilet Compartments	N / A	N / A	N / A	-
10 26 00	Wall & Door Protection	\$ 1,030	\$ 320	\$ (710)	0.03
10 28 00	Toilet Accessories	\$ 4,592	\$ 9,303	\$ 4,712	0.93
10 51 00	Lockers	\$ 18,252	\$ 13,600	\$ (4,652)	1.36
11 90 00	Misc. Equipment	\$ 15,154	\$ 68,335	\$ 53,181	6.84
12 00 00	Furnishings	\$ 3,811	\$ 6,000	\$ 2,189	0.60
13 00 00	Special Construction	N / A	N / A	N / A	-
14 00 00	Elevators	N / A	N / A	N / A	-
21 00 00	Fire Suppression	\$ 112,334	\$ 96,894	\$ (15,440)	9.70
22 00 00	Plumbing	\$ 386,022	\$ 369,138	\$ (16,884)	36.96
23 00 00	HVAC	\$ 1,137,261	\$ 1,077,257	\$ (60,004)	107.86
26 00 00	Electrical, T/D, FA Security	\$ 951,815	\$ 956,575	\$ 4,761	95.77
31 00 00	Sitework	\$ 906,942	\$ 1,661,237	\$ 754,295	166.32
TOTAL TRADE COST		\$ 7,006,424	\$ 8,963,530	\$ 1,957,106	897.43



Oswegatchie Fire Station
CONSTRUCTION DOCUMENTS
 Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

GENERAL SUMMARY

SPEC SECTION	DESCRIPTION	SD ESTIMATE 1/3/2025 9,988 sf	CD ESTIMATE 6/20/2025 9,988 sf	VARIANCES 0 sf	COST / SF
INDIRECT CONSTRUCTION COSTS					
0.0%	Design & Estimating Contingency	\$ 700,643	\$ -	\$ (700,643)	-
0.0%	Escalation	\$ 231,212	\$ -	\$ (231,212)	-
	General Conditions & Staffing	\$ 568,282	\$ 675,832	\$ 107,550	67.66
	PreConstruction	w/ Soft Cost	w/ Soft Cost	w/ Soft Cost	-
0.80%	General Liability Insurance	\$ 68,052	w/ Below	\$ (68,052)	-
	Builder's Risk Insurance	By Owner	By Owner	By Owner	-
1.0%	Local Building Permit & State Ed	\$ 85,746	\$ 91,966	\$ 6,220	9.21
0.00%	CM Payment & Performance Bond	\$ 69,301	w/ Below	\$ (69,301)	-
0.0%	Construction Contingency	\$ 261,957	w/ Below	\$ (261,957)	-
6.00%	GC OH&P	\$ 449,693	\$ 583,880	\$ 134,186	58.46
TOTAL CONSTRUCTION COST		\$ 9,441,311	\$ 10,315,208	\$ 873,897	1,032.76
PROPOSED ALTERNATES					
1	Export Premium to Unlined Landfill if Polluted - Phase II		\$ 17,499	\$ 17,499	1.75
2	Export Premium to Lined Landfill if Contaminated - Phase II		\$ 30,331	\$ 30,331	3.04
3	Add Structural Fill - Backfill Footings to Slab Subgrade (+20% compaction) if Import Required		\$ 83,134	\$ 83,134	8.32
TOTAL COST OF ALTERNATES			\$ 130,964	\$ 130,964	13.11

Drawings Dated: 05/16/2025

Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988.41
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
01 50 00 - PROJECT REQUIREMENTS						
FIELD OFFICE						
Field Office Trailer		14	mos	\$ 500	\$ 7,000	
Field Office Trailer - Mobilize - In/Out		1	ea	\$ 2,000	\$ 2,000	
Field Office Trailer - Maintenance and Repair		1	mos	\$ 100	\$ 100	
Field Office Power Hook-Up					w/ Trades	
Field Office Furniture		1	ls	\$ 1,500	\$ 1,500	
Storage Trailer					NA	
COMMUNICATION & TECHNOLOGY						
Copier/Scanner Combo		14	mos	\$ 675	\$ 9,450	
Computer Equipment		1	ea	\$ 2,500	\$ 2,500	
IT Support		14	mos	\$ 300	\$ 4,200	
Internet Setup		1	ls	\$ 1,000	\$ 1,000	
Internet Service		14	mos	\$ 440	\$ 6,160	
Telephone Service - Field Office		14	mos	\$ 100	\$ 1,400	
Cell Service (1.5 people)		14	mo	\$ 240	\$ 3,360	
Management Software					Excluded	
OFFICE SUPPLIES, REPRODUCTION & REPOGRAPHICS						
Supplies - Office & Clerical		14	mos	\$ 200	\$ 2,800	
Water & Coffee		14	mos	\$ 200	\$ 2,800	
Drawing Reproduction		1	ls	\$ 5,500	\$ 5,500	
Shop Drawing Reproduction		1	ls	\$ 1,500	\$ 1,500	
Postage & Courier		1	ls	\$ 1,000	\$ 1,000	
Printing/Advertising		1	ls	\$ 1,000	\$ 1,000	
SAFETY & FIRST-AID						
Safety & First-Aid (Hard Hat Slickers & Safety Kits)		1	ls	\$ 3,500	\$ 3,500	
Safety Gear		1	ls	\$ 3,000	\$ 3,000	
Temporary Fire Extinguishers		1	ls	\$ 2,500	\$ 2,500	
Safety Inspections		14	mos	\$ 750	\$ 10,500	
COVID19 Safety & Management					NA	
Background Checks & Drug Testing					w/ Trades	
TRAVEL & VEHICLE						
Travel Expenses (Vehicles - FIELD)		14	mos	\$ 350	\$ 4,900	
TEMPORARY FACILITIES & CONTROLS						
Temporary Toilets for Workers - Service 2 days/wk - (incls 6 x 325/ea)		14	mos	\$ 1,950	\$ 27,300	
Temp Toilets for Trailer - Serv. 2 dys/wk - (1 x 750/ea)			mos			
Clean Existing Onsite Bathrooms			mos			
Dumpsters		30	pulls	\$ 850	\$ 25,764	
Small Tools & Equipment		1	ls	\$ 250	\$ 250	
Staging Areas					w/ Trade Cost	
8' H Chain Link Fence Enclosure - Phase I (put up, maintain & remove)		800	lf	\$ 43.75	\$ 35,000	
8' H Chain Link Fence Enclosure - Phase II (put up, maintain & remove)		440	lf	\$ 43.75	\$ 19,250	
Temp Double Gate - Phase I		1	ea	\$ 3,000.00	\$ 3,000	
Temp Double Gate - Phase II		1	ea	\$ 3,000.00	\$ 3,000	
Temp Fence - Maintenance/Misc. Addl		14	mos	\$ 500	\$ 7,000	
Ladders (10')					w/ Trades	
Temporary Stairs					w/ Trades	
Temporary Roads					w/ Trades	
Temporary Enclosures					w/ Trades	
Protect Floor Openings					w/ Trades	
Protect Wall Openings					w/ Trades	
Temporary Doors					w/ Trades	
Site Grounds Maintenance					w/ Trades	
Scaffolding & Staging		1	ls	\$ 30,000.00	\$ 30,000	
TEMPORARY UTILITIES						
Temporary Electric Service					w/ Trades	
Temporary Electric Lights & Wiring					w/ Trades	
Electric Energy Consumption Allowance (trailer only)		14	mos	\$ 5,000	\$ 70,000	
Electric Energy Consumption Allowance (temp construction)		14	mos		w/ Above	
Temporary Environmental Controls - Heat & Cooling		1	yr	\$ 55,000	\$ 55,000	
WINTER CONDITIONS						
Temporary Heating & Cooling					w/ Trades	
Snow Removal					w/ Trades	
Winter Conditions (Exterior)					w/ Trades	
Hay, Canvas, Heaters					w/ Trades	
Stage & Enclose New Construction For Temp Heat					w/ Trades	

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project			9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total
EQUIPMENT					
Hoist					w/ Trades
Concrete Base for Hoist					w/ Trades
Electric Service for Hoist					w/ Trades
Crane Services					w/ Trades
SIGNAGE					
Misc. Signage (Wayfinding)	1	ls	\$ 1,500	\$ 1,500	
Job Sign	1	ls	\$ 3,000	\$ 3,000	
Project Signs					NA
CONSULTANTS					
Scheduling Consultants					w/ Staffing
Certified Payroll	14	mos	\$ 1,188	\$ 16,632	
Engineering Layout					w/ Trades
Testing Laboratory					By Owner
Architect's Fee					By Owner
INSURANCE					
Builder's Risk Insurance					See Summary
Hold Harmless Insurance					By Owner
Owner's Protective Insurance					By Owner
PERMITS & FEES					
Permit Fee					See Summary
Permit Fee - ADA - State					See Summary
State Education Fee					See Summary
Stormwater Permit					NA
SECURITY					
Watchmen/Security					NA
Security Badging					NA
Camera/Alarm for Field Office	14	mo	\$ 50	\$ 700	
PROJECT RECORDS & CLOSEOUT					
Progress Photos					w/ Staffing
CHRO / MWBE Plan					w/ Staffing
Project Record Documents	1	ls	\$ 5,000	\$ 5,000	
O&M Manual	1	ls	\$ 5,000	\$ 5,000	
Training Video	1	ls	\$ 8,000	\$ 8,000	
Demonstration & Training Support	1	ls	\$ 4,000	\$ 4,000	
EXECUTION					
Establish Building Control					NA
Cutting and Patching existing condition verification allowance					NA
MISCELLANEOUS					
Ground Breaking					NA
Miscellaneous General Expenses	14	mos	\$ 150	\$ 2,100	
				TOTAL PROJECT REQ'S	\$ 399,166
01 74 00 - PROJECT CLEANLINESS					
PROGRESS CLEANING					
Daily Clean-up (1 Part Time - 2 days/wk)					w/ Trades
Field Office Clean-up	14	mos	\$ 1,075	\$ 15,050	
FINAL CLEANING					
Final Cleaning	9,988	sf	\$ 1.00	\$ 9,988	
				TOTAL CLEANING	\$ 25,038
02 11 00 - CONTAMINATED SOIL					
CONTAMINATED SOIL					
Contaminated Soil - transportation and disposal					
				TOTAL CONTAMINATED SOIL	In Site
02 80 00 - HAZARDOUS ABATEMENT					
HAZARDOUS ABATEMENT					
Hazmat Allowance (referred to in table of contents - not provided)	9,988	sf	\$ 3	\$ 30,000	
				TOTAL HAZARDOUS ABATEMENT	\$ 30,000

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,088 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
02 40 10 - BUILDING DEMOLITION						
MASS BUILDING DEMOLITION						
Remove Existing Foundation Walls/Footings at High Grade	1,668	sf				w/ Site
Remove Existing Foundation Walls/Footings at Low Grade	981	sf				w/ Site
Remove Existing Foundation Slab on Grade	6,215	sf				w/ Site
Remove Existing Two Story Building (Phase II)	6,215	sf	\$	20.00	\$	124,300
Remove Overhead Doors	6	ea	\$	200.00		w/ Above
Remove Exterior Doors (Double)	2	ea	\$	150.00		w/ Above
Remove Exterior Doors (Single)	7	ea	\$	100.00		w/ Above
Remove Exterior Fire Escape	1	ls	\$	1,000.00		w/ Above
Remove Interior Doors (Double)	2	ea	\$	150.00		w/ Above
Remove Interior Doors (Single)	13	ea	\$	100.00		w/ Above
Remove Existing Interior Framed Walls	4,464	lf	\$	1.50		w/ Above
Remove Existing Framed Stairwell	101	sf	\$	30.00		w/ Above
Remove Existing Second Floor Framing	6,085	sf	\$	5.00		w/ Above
Remove Existing Exterior Framed Walls	8,940	sf	\$	8.00		w/ Above
Remove Existing Finish Flooring	8,651	sf	\$	1.00		w/ Above
Remove Existing Drywall Ceilings	2,582	sf	\$	1.00		w/ Above
Remove Existing Finished Flooring	6,109	sf	\$	1.00		w/ Above
Remove Exterior Windows	26	ea	\$	100.00		w/ Above
Remove Existing Sloped Shingle Roofing & Framing	2,602	sf	\$	8.00		w/ Above
Remove Existing Flat Membrane Roofing & Framing	3,772	sf	\$	6.00		w/ Above
Remove Existing Exterior Framed Parapet	293	lf	\$	2.00		w/ Above
Selective Demolition: Remove Existing Exterior Railing	39	lf	\$	10.00		w/ Above
Remove Existing Concrete Steps/Landings	70	sf	\$	20.00		w/ Above
Demolition Dumpsters	32	loads	\$	800.00	\$	25,680
Remove Compressor Shed (Phase I)	364	sf	\$	20.00		w/ Site
Remove Existing Foundation Walls/Footings & Slabs	364	sf	\$	5.00		w/ Site
Remove Storage Shed (Phase I)	236	sf	\$	20.00		w/ Site
Remove Existing Foundation Walls/Footings & Slabs	236	sf	\$	5.00		w/ Site
TOTAL BUILDING DEMOLITION					\$	149,980
02 41 19 - SELECTIVE DEMOLITION						
N / A						
TOTAL SELECTIVE DEMO						N / A
03 30 00 - CAST-IN-PLACE CONCRETE						
FOOTINGS, PIERS, & WALLS						
Spread Footings (form, place, strip)	19	cy	\$	1,042.00	\$	19,798
Spread Footings (F3.0 - 3' x 3' x 12"dp)	5	ea				w/ Above
Spread Footings (F4.0 - 4' x 4' x 12"dp)	14	ea				w/ Above
Spread Footings (F6.0 - 6' x 6' x 14"dp)	3	ea				w/ Above
Spread Footings (F15.0 - 6' x 15' x 14"dp)	1	ea				w/ Above
Formwork	418	sf				w/ Above
Concrete materials - 4,500 psi (+5% Waste)	20	cy				w/ Above
Pour footings	19	cy				w/ Above
Reinforcement	0.8	ton				w/ Above
Install anchor bolts (assumed 4/plate)	92	ea				w/ Above
Set & grout base plates	23	ea				w/ Above
Continuous Footing - Exterior Walls (form, place, & strip)	45	cy	\$	585.00	\$	26,325
Strip Footing - Exterior (WF3.0 - 3'w x 12"dp)	206	lf				w/ Above
Strip Footing - Exterior (WF2.0 - 2'w x 12"dp)	147	lf				w/ Above
Strip Footing - Exterior (WF2.0 - 2'w x 12"dp) at Entry Doors	148	lf				w/ Above
Formwork	1,000	sf				w/ Above
Concrete materials - 4,500 psi (+5% Waste)	47	cy				w/ Above
Pour footings	45	cy				w/ Above
Reinforcement	1.8	ton				w/ Above
Continuous Footing - Interior Walls (form, place, & strip)	24	cyd	\$	585.00	\$	14,040
Strip Footing - Exterior (WF3.0 - 3'w x 12"dp)	214	lf				w/ Above
Strip Footing - Exterior (WF2.0 - 2'w x 12"dp) at Entry Doors	70	lf				w/ Above
Formwork	568	sf				w/ Above
Concrete materials - 4,000 psi	25	cy				w/ Above
Pour footings	24	cy				w/ Above
Reinforcement	1.0	ton				w/ Above

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
Pilasters & Piers	6	cyd	\$ 1,434.00	\$ 8,604		
Pilasters/Piers (CP1 - 12"x18")	14	ea		w/ Above		
Pilasters/Piers (CP2 - 12"x12")	1	ea		w/ Above		
Pilasters/Piers (CP3 - 18"x18")	1	ea		w/ Above		
Pilasters/Piers (CP4 - 20"x20")	4	ea		w/ Above		
Formwork (0'-4')	390	sf		w/ Above		
Concrete materials - 4,500 psi (+5% Waste)	7	cy		w/ Above		
Pour pilaster & piers	6	cy		w/ Above		
Reinforcement	0.3	ton		w/ Above		
Exterior Walls - 0' - 4' (Form, Place, & Strip)	87	cy	\$ 945.00	\$ 82,215		
Foundation Walls - Exterior (16" w/8" Brickshelf)	282	lf		w/ Above		
Foundation Walls - Exterior (14" w/8" Brickshelf)	127	lf		w/ Above		
Foundation Walls - Exterior Frostwalls (8") at Entrances	128	lf		w/ Above		
Formwork (0'-4')	4,046	sf		w/ Above		
Form brickshelf (8"wx12"dp)	480	sf		w/ Above		
Concrete materials - 4,500 psi (+5% Waste)	91	cy		w/ Above		
Pump walls	87	cy		w/ Above		
Reinforcement	4.4	ton		w/ Above		
Interior Walls - 0' - 4' (Form, Place, & Strip)	20	cy	\$ 945.00	\$ 18,900		
Foundation Walls - Interior Walls (8") below Mezzanine Area	271	lf		w/ Above		
Formwork	1,628	sf		w/ Above		
Form brickshelf (8"wx12"dp)	-	sf		N / A		
Concrete materials - 4,500 psi (+5% Waste)	21	cy		w/ Above		
Pump walls	20	cy		w/ Above		
Reinforcement	1.0	ton		w/ Above		
Elevator Pit (formwork, concrete & rebar)				Excluded		
Formwork		sf		N / A		
Concrete materials - 3,000 psi		cy		N / A		
Concrete materials - 4,000 psi		cy		N / A		
Concrete materials - 5,000 psi		cy		N / A		
Pump walls & footings		sy		N / A		
Pour & Finish structural mat		cy		N / A		
Keyway		lf		N / A		
Install waterstop		lf		N / A		
Reinforcement		ton		N / A		
UNDERPINNING						
Under Pinning		allw		Excluded		
SLAB ON GRADE						
Slab on Grade Areas						
Slab on Grade (10" w/ #6 E.W. Epoxy Coated)	4,174	sf	\$ 13.75	\$ 57,393		
Slab on Grade (6" w/ #3 - 12"oc T&B)	5,118	sf	\$ 13.25	\$ 67,814		
Slab on Grade (4" w/ WWM 6x6-1.4/1.4) at Entrances	388	sf	\$ 11.00	\$ 4,268		
Concrete materials - 4,000 psi	235	cy		w/ Above		
Concrete materials - 5,000 psi	6	cy		w/ Above		
Concrete material - slab haunches at trench grates & apparatus doors	13	cy		w/ Above		
Moisture reducing agent	254	cy		w/ Above		
Reinforcement	12.7	ton		w/ Above		
Reinforcement - (WWM 6x6-1.4/1.4)	466	sf		w/ Above		
Place & Finish	9,680	sf		w/ Above		
Vapor Barrier	11,616	sf		w/ Above		
Perimeter joints	752	lf		w/ Above		
Control joints	650	lf		w/ Above		
SLAB ON DECK						
Slab on Deck - Material & Labor	680	sf	\$ 11.00	\$ 7,480		
Concrete material (4000 psi - Lightweight) - 5" thick	12	cy		w/ Above		
Moisture reducing agent	12	cy		w/ Above		
Reinforcement - (WWM 6x6-1.4/1.4)	816	sf		w/ Above		
Place & Finish	680	sf		w/ Above		
Perimeter joints	230	lf		w/ Above		
Control joints	160	lf		w/ Above		
STAIRS - FLATWORK						
Stair Pans & Landings	80	sf	\$ 39.00	\$ 3,120		
Stairs - Exterior - See Civil Concrete		sf		N / A		
HOLLOW CORE PLANK						
Hollow core plank		sf		N / A		

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
SITE CONCRETE						
Exterior Entrance Slabs		sf			w/ Above	
Sidewalks		sf			w/Site	
Sidewalks with monolithic curbs		sf			w/Site	
Dumpster Pads		sf			w/Site	
Generator Pads		sf			w/Site	
Signage base		ea			w/Site	
Misc concrete pads		sf			w/Site	
Stamped concrete sidewalk/patio (premium only)		sf			w/Site	
Colored concrete sidewalk/patio (premium only)		sf			w/Site	
Stamped and colored concrete sidewalk/patio (premium only)		sf			w/Site	
Retaining wall 3' - 5'		sf			w/Site	
MISCELLANEOUS						
Set Simpson Hold Down Foundation Anchor (SSTB20)	4	ea	\$ 300.00	\$ 1,200		
Set Embedded Angles (Detail 6/S004) at Apparatus Bay Doors	94	lf	\$ 12.00	\$ 1,128		
Set Trench Drains (Detail 4/S300)	170	lf	\$ 12.00	\$ 2,040		
Install Rigid Insulation (2") - Vertical at Foundation Walls	2,100	sf	\$ 2.00	\$ 4,200		
Install Rigid Insulation (2") - Horizontal at Slab on Grade Areas	9,300	sf	\$ 2.00	\$ 18,600		
Misc Housekeeping Pads	1	ls	\$ 5,000.00	\$ 5,000		
Edge form depressed slabs	40	lf	\$ 15.00	\$ 600		
Temp heat for concrete work	1	winter	\$ 10,000.00	\$ 10,000		
Exterior Building Foundation Waterproofing (Detail 1/A510)	2,100	sf	\$ 8.12	\$ 17,052		
Rigid Insulation - 2" Vertical at Conc Foundation (Detail 1/A510)	2,100	sf	\$ 5.50	\$ 11,550		
Rigid Insulation - 2" Horizontal at Conc Slab-on-Grade (Detail 1/A510)	9,300	sf	\$ 5.50	\$ 51,150		
Radon Pit	-	ea		Excluded		
Phasing Coordination	-	ea		N / A		
				TOTAL CIP CONCRETE	\$	432,476
04 20 00 - MASONRY						
EXTERIOR WALLS						
Exterior Wall (8") CMU Backup at Apparatus Bays (Detail 1/A510)	5,480	sf	\$ 33.50	\$ 183,580		
Exterior Wall (8") CMU Backup at Entrance Columns (Detail 6/A510)	24	sf	\$ 33.50	\$ 804		
Build-in & Set Exterior Welded Door Frames - Single	3	ea	\$ 300.00	\$ 900		
Build-in & Set Exterior Welded Door Frames - Double	1	ea	\$ 450.00	\$ 450		
Set Loose Lintels (8'-16") at Apparatus Bay Overhead Doors	1	ls	\$ 6,000.00	\$ 6,000		
Set Loose Lintels (8'-16") at Apparatus Bay Storefront	1	ls	\$ 1,000.00	\$ 1,000		
Set Loose Lintels (4'-8") at Apparatus Bay Door, Louver & Window Openings	1	ls	\$ 3,000.00	\$ 3,000		
Brick Veneer at Service & Apparatus Bay Areas (Elevations A300 & A301)	996	sf	\$ 40.05	\$ 39,890		
Cast Stone Sill Band at Service & Apparatus Areas (Details 1/A510 & A/A610)	300	lf	\$ 125.00	\$ 37,500		
Precast Cap at Entrance Columns (Detail 6/A510)	4	ea	\$ 600.00	\$ 2,400		
Brick Veneer at Entrance Columns (Elevation 4/A301)	70	sf	\$ 40.05	\$ 2,804		
Firestopping at Exterior Walls	368	lf	\$ 20.00	\$ 7,360		
INTERIOR WALLS						
Interior Masonry Partitions - 8" STC-48 (Type 1A)	4,546	sf	\$ 33.50	\$ 152,291		
Interior Masonry Partitions - 8" STC-48 (Type 1A) at Mezzanine	752	sf	\$ 33.50	\$ 25,192		
Interior Masonry Partitions - 8" - 2 Hour Rated (Type 1B)	840	sf	\$ 35.00	\$ 29,400		
Interior Masonry Partitions - 8" - 2 hour Rated (Type 1B) at Low Gable End	592	sf	\$ 35.00	\$ 20,720		
Interior Masonry Partitions - 6" STC-45 (Type 1C)	264	sf	\$ 36.00	\$ 9,504		
Bond Beam Headers (Per Drawing S102)	290	lf	\$ 50.71	\$ 14,706		
Beam Pockets for Structural Steel Beams	78	ea	\$ 80.00	\$ 6,240		
Build-in & Set Exterior Welded Door Frames - Single	10	ea	\$ 300.00	\$ 3,000		
Build-in & Set Exterior Welded Door Frames - Double	4	ea	\$ 450.00	\$ 1,800		
Build-in & Set Exterior Steel Channel Frames at Overhead Doors	6	ea	\$ 1,200.00	\$ 7,200		
Firestopping at Interior Walls	70	lf	\$ 20.00	\$ 1,400		
MISCELLANEOUS GENERAL REQUIREMENTS						
Scaffolding & Staging	1	ls	\$ 30,000.00	w/ Above		
Expansion Joints	1	ls	\$ 50.50	\$ 51		
Phasing Coordination	-	ea		N / A		
				TOTAL UNIT MASONRY	\$	557,191

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				0.0000
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
05 12 00 - STRUCTURAL STEEL						
STRUCTURAL STEEL COLUMNS		5.78	tons	\$ 6,325.00	\$ 36,559	15% Tariff
Steel Columns (HSS 6x6x1/2)		132	lf		w/ Above	
Steel Columns (HSS 7x7x1/2)		97	lf		w/ Above	
Steel Columns (HSS 4x4x3/8)		39	lf		w/ Above	
Steel Columns (HSS 5x5x1/2)		62	lf		w/ Above	
Steel Stub Columns (HSS 6x6x1/2)		3	lf		w/ Above	
Steel Stub Columns (HSS 4x4x3/8)		5	lf		w/ Above	
Steel Stub Columns (HSS 7x7x1/2)		6	lf		w/ Above	
STRUCTURAL STEEL - BEAMS & PURLINS		34.09	tons	\$ 6,325.00	\$ 215,619	
Steel Beams (W10 x 22) at Mezzanine		72	lf		w/ Above	
Steel Beams (W10 x 45) at Mezzanine		32	lf		w/ Above	
Steel Beam (W10 x 22) at Entrance Canopy		69	lf		w/ Above	
Steel Beam (C10 x 20) at Entrance Canopy		13	lf		w/ Above	
Steel Ridge Beam (W10 x 54) at Sloped Roof Areas		72	lf		w/ Above	
Steel Purlins (C10 x 30) at Sloped Roof Areas		1,983	lf		w/ Above	
STRUCTURAL STEEL - ROOF TRUSSES		28.81	tons	\$ 6,325.00	\$ 182,223	
Steel Roof Trusses (Truss 1 - Detail 1/S200)		1	ea		w/ Above	
Steel Roof Trusses (Truss 2 - Detail 2/S200)		2	ea		w/ Above	
Steel Roof Trusses (Truss 3.1 - Detail 3.1/S200)		2	ea		w/ Above	
Steel Roof Trusses (Truss 3.2 - Detail 3.2/S200)		1	ea		w/ Above	
STRUCTURAL STEEL - BRACING & HEADERS		6.20	tons	\$ 6,325.00	\$ 39,215	
Steel Truss Bracing (C10 x 20) for Partitions		278	lf		w/ Above	
Steel Bracing (W10 x 54) at Bottom Chord		111	lf		w/ Above	
Steel Header Beam (W18 x 35) at Large Opening Areas		24	lf		w/ Above	
MISC. FRAMING		5.73	tons	\$ 6,325.00	\$ 36,242	
Steel Angle (Note A - L3"x3"x1/4") at Mezzanine Deck		140	lf		w/ Above	
Steel Plate (Note B - TBD) at Mezzanine Deck		31	lf		w/ Above	
Steel Angle (Note A - L4"x4"x1/4") at Roof Deck		202	lf		w/ Above	
Steel "X" Bracing (L4x4x1/4") at Sloped Roof Areas		111	lf		w/ Above	
Steel Edge Support Angle (L3x3x3/8") at Ridge Beam		34	lf		w/ Above	
Structural Steel: Steel Edge Support Angle (L4x4x3/8") at Overhang		263	lf		w/ Above	
Structural Steel: Steel Edge Support Angle (L4x4x3/8") at Sloped Overhang		251	lf		w/ Above	
Structural Steel: Steel Outriggers Angle (L4x4x3/8") at Overhang		319	lf		w/ Above	
CONNECTIONS		12.09	tons	\$ 6,325.00	\$ 76,479	
Connections & Bridging - 15%		60	ea	\$ 1,224.00	\$ 73,440	
Moment Connections at Outriggers		9	ea	\$ 300.00	\$ 2,700	
Base Plates (BP1)		2	ea	\$ 300.00	\$ 600	
Base Plates (BP2)		9	ea	\$ 300.00	\$ 2,700	
Base Plates (BP3)		3	ea	\$ 300.00	\$ 900	
Anchor Bolts		92	ea	\$ 90.00	\$ 8,280	
Bearing Plates & Anchor Bolts		78	ea	\$ 190.00	\$ 14,820	
DECKING		680	sf	\$ 8.50	\$ 5,780	
Steel Floor Deck (D1) 1-1/2" - 22 Gauge		11,216	sf	\$ 5.61	\$ 62,922	
MISCELLANEOUS		2	mos	\$ 15,000.00	w/ Above	
Crane / Rigging					N / A	
Fire Watch					N / A	
Phasing Coordination					N / A	
TOTAL STRUCTURAL STEEL				\$	758,479	

Drawings Dated: 05/16/2025
 Estimate Date 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
05 50 00 - METAL FABRICATIONS						
INTERIOR						
Mezzanine Floor Plate Stair "L" at Work Bench Room #121 (Detail 2/A440)	1	lgt	\$	20,000.00	\$	20,000
Wall Rails at Mezzanine Plate Stair (Detail 4/A440)	30	lf	\$	150.00	\$	4,500
Guardrails at Mezzanine Plate Stair (Detail 4/A511)	48	lf	\$	285.00	\$	13,680
Catwalk Platform (Heavy Duty) at Mechanical Mezzanine Area (Detail 4/A511)	42	sf	\$	120.00	\$	5,040
Catwalk Guardrail at Mechanical Mezzanine Area (Detail 4/A511)	34	lf	\$	150.00	\$	5,100
Guardrails at Mechanical Mezzanine (Detail 4/A511)	34	lf	\$	285.00	\$	9,690
Galvanized (12") Steel Plates at O.H. Doors (Details 1&2/A511)	94	lf	\$	50.00	\$	4,700
Steel Angle (L3"x3"x1/4") at Garage Door Slabs (Details 4&5/A510)	94	lf	\$	30.00	\$	2,820
Stair Nosings at Mezzanine Pan Stair (Detail 5/A440)	60	lf	\$	20.00	\$	1,200
CMU clips & angles (Detail 4/S006)	210	ea	\$	47.00	\$	9,870
Steel Pipe Bollards (Detail 5/A500)	39	ea	\$	800.00	\$	31,200
Trench Drain Frames & Grates (Detail 4/S300)	170	lf	\$	120.00	\$	20,400
Lintels @ Openings	1	ls	\$	5,000.00	\$	5,000
Mechanical Screening, Steel Frame & Post		lf				N/A
Mechanical Screen Supports @ 8' OC		ls				N/A
Exterior Stair Hand Railing - galv		ls				N/A
Exterior Stair Guard Railing - galv		lf				N/A
Roof Access Ladders		ls				N/A
MISCELLANEOUS						
Phasing Coordination		ea				N/A
TOTAL METAL FABRICATIONS					\$	133,200
06 10 00 - ROUGH CARPENTRY						
EXTERIOR ROOF PANELS & SHEATHING						
Insulated Roof Panels (Hunter Panels) at Service Area Roof (Detail 2/A520)	4,220	sf	\$	26.00	\$	109,720
Insulated Roof Panels (Hunter Panels) at Apparatus Bay Area Roof (Detail 1/A520)	5,932	sf	\$	26.00	\$	154,232
Exterior F.T. Plywood (5/8") at Entrance Canopy (Detail 10/A520)	200	sf	\$	6.00	\$	1,200
Exterior Wall Sheathing - Zip Sheathing/Taping at Siding at Apparatus Bay (Detail 1/A420)	3,314	sf	\$	20.00	\$	66,280
Exterior Wall Sheathing - Zip Sheathing/Taping at Siding at Service Area (Detail 2/A420)	2,310	sf	\$	20.00	\$	46,200
BLOCKING						
Exterior Window 1x & 2x Sills	252	lf	\$	12.12	\$	3,054
Exterior Wall Blocking at Fiber Cement & Azek Trimwork	2,100	lf	\$	12.12	\$	25,452
Exterior Curtain Wall & Storefront (perimeter)	136	lf	\$	15.15	\$	2,060
Interior Storefront (perimeter)	28	lf	\$	12.12	\$	339
Interior Doors	836	lf	\$	8.00	\$	6,688
Roof Perimeter Wood Blocking (assume 3 pcs)						w/ Roofing
Miscellaneous Roof Transitions, Skylight Blocking, etc.		lf				w/ Roofing
Roof Curb Blocking		lf				N/A
Base Cabinet in-wall blocking (assume 2 pieces)	17	lf	\$	9.60	\$	163
Upper Cabinet in-wall blocking (assume 2 pieces)	19	lf	\$	9.60	\$	182
Full Height Cabinet in-wall blocking (assume 3 pieces)	3	lf	\$	14.40	\$	43
Workstations/Counters in-wall blocking (assume 2 pieces)	50	lf	\$	9.60	\$	480
Closet Rod & Shelf Blocking	24	lf	\$	4.80	\$	115
Misc. Interior Wall Blocking (20% of wall area)	1,233	sf	\$	3.03	\$	3,736
Plywood Backing Panels for Equipment	1,200	sf	\$	3.03	\$	3,636
TEMPORARY PROTECTIONS						
Temporary Partitions						N/A
Remove Temp Walls						N/A
Temp Doors						N/A
Relocate / Remove Temp Doors	2	ea	\$	257.50	\$	505
Floor Protection						
Remove Floor Protection	3	cd	\$	1,616.00	\$	4,848
ENCLOSURES						
Temp Window Enclosures	622	sf	\$	1.25	\$	778
Apparatus Doors Temp Enclosures	1,200	sf	\$	1.25	\$	1,500
SUBFLOORING / SLEEPERS						
Sleepers (2x4) at Depressed Floor Areas - Gym						N/A
Plywood Subfloor (3/4") at Depressed Floor Areas - Gym						N/A
EQUIPMENT						
Lift Rental	1	ls	\$	5,000.00	\$	5,000
Scaffold Stair Towers for Roof Access	1	ls	\$	20,000.00	\$	20,000

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
SAFETY						
Wood Safety Rails, Plywood Covers, Etc	9,988	sf	\$ 0.51	\$ 5,044		
MISC.						
General Trades Primary Subcontractor GC's	1	ls	\$ 25,000.00	NA		
TOTAL ROUGH CARPENTRY				\$	461,256	

06 20 00 - FINISH CARPENTRY
EXTERIOR
PVC Trim - Materials

PVC Accent Banding (8") Azek Trimwork at Apparatus Bays	1	ls	\$ 15,000.00	\$ 15,000		
PVC Accent Banding (6") Azek Trimwork at Apparatus Bays	160	lf			w/Above	
PVC Window Header (2 Piece) Azek Trim	90	lf			w/Above	
PVC Window, Door & Louver Azek Trimwork (4")	10	ea			w/Above	
PVC Accent Banding (4") Azek Trimwork at Entrance Doors	300	lf			w/Above	
PVC Accent Banding (4") Azek Trimwork at Service Area	200	lf			w/Above	
PVC Accent Banding (4") Azek Trimwork at Apparatus Bays	170	lf			w/Above	
PVC Apparatus Overhead Door (3") Azek Trimwork	130	lf			w/Above	
PVC Gable, Eave & Rake (12") Fiber Cement Trimwork at Apparatus Bays	300	lf			w/Above	
PVC Gable, Eave & Rake (12") Fiber Cement Trimwork at Service Area	180	lf			w/Siding	
PVC Soffit (12") Fiber Cement Trimwork at Apparatus Bays	100	lf			w/Siding	
PVC Soffit (12") Fiber Cement Trimwork at Service Areas	150	lf			w/Siding	
PVC Corner & Accent (6") Fiber Cement Trimwork at Service Areas	140	lf			w/Siding	
Fiber Glass Column Rap (w/Base & Capital - Full - 2 piece)	110	lf			w/Siding	
Fiber Glass Column Rap (w/Base & Capital - Half - 1 piece)	40	lf	\$ 150.00	\$ 6,000		
	20	lf	\$ 150.00	\$ 3,000		

PVC Trim - Labor

PVC Accent Banding (8") Azek Trimwork at Apparatus Bays	1	ls	\$ 40,000.00	\$ 40,000		
PVC Accent Banding (6") Azek Trimwork at Apparatus Bays	157	lf			w/Above	
PVC Window Header (2 Piece) Azek Trim	82	lf			w/Above	
PVC Window, Door & Louver Azek Trimwork (4")	10	ea			w/Above	
PVC Accent Banding (4") Azek Trimwork at Entrance Doors	296	lf			w/Above	
PVC Accent Banding (4") Azek Trimwork at Service Area	198	lf			w/Above	
PVC Accent Banding (4") Azek Trimwork at Apparatus Bays	166	lf			w/Above	
PVC Apparatus Overhead Door (3") Azek Trimwork	125	lf			w/Above	
PVC Gable, Eave & Rake (12") Fiber Cement Trimwork at Apparatus Bays	254	lf			w/Above	
PVC Gable, Eave & Rake (12") Fiber Cement Trimwork at Service Area	172	lf			w/Siding	
PVC Soffit (12") Fiber Cement Trimwork at Apparatus Bays	98	lf			w/Siding	
PVC Soffit (12") Fiber Cement Trimwork at Service Areas	139	lf			w/Siding	
PVC Corner & Accent (6") Fiber Cement Trimwork at Service Areas	150	lf			w/Siding	
Fiber Glass Column Rap (w/Base & Capital - Full - 2 piece)	109	lf			w/Siding	
Fiber Glass Column Rap (w/Base & Capital - Half - 1 piece)	4	ea	\$ 600.00	\$ 2,400		
	2	ea	\$ 600.00	\$ 1,200		

INTERIOR
Casework / Millwork - Materials

Cabinets - Base 24"	17	lf	\$ 275.00	\$ 4,675		
Cabinets - Upper 18"	19	lf	\$ 200.00	\$ 3,800		
Cabinets - Tall Wardrobe (7 h x 18" w)					N/A	
Casework - Bench PLAM					N/A	
Casework - Bookshelves (5 shelves) PLAM					N/A	
Casework - 8" Pull-out spick Rack	1	ea	\$ 350.00	\$ 350		
Casework - Display	3	ea	\$ 900.00	\$ 2,700		

Casework / Millwork - Labor

Installation	100	hrs	\$ 99.77	\$ 9,977		
--------------	-----	-----	----------	----------	--	--

Countertops & Worksurfaces - Materials

Countertops 24" - Solid Surface w/ Back Splash	55	lf	\$ 135.00	\$ 7,425		
Countertops 24" - Solid Surface Floating w/ Integral Sink	10	lf			w/ Plumbing	
Countertops 24" - Stainless Steel					N/A	
Countertops 24" - Epoxy Resin					N/A	
Countertops 24" - Quartz					N/A	

Countertops & Worksurfaces - Labor

Installation	35	hrs	\$ 99.77	\$ 3,492		
Installation - Countertops 24" - Solid Surface Floating w/ Integral Sink (2lf/hr)	5	hrs			w/ Plumbing	

Drawings Dated: 05/16/2025

Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
Panels & Shelving - Materials						
Shelving - (6) Maple shelves					N/A	
Shelving - 3/4" PLAM shelves	24	lf	\$ 285.00	\$ 6,840		
Shelving units - Industrial					N/A	
Shelving - Closets w/ rod					N/A	
Slatwall					N/A	
Cubbies					N/A	
Column Covers - Hardwood 15'					N/A	
Column Covers - Hardwood 12'					N/A	
Acoustical wall paneling - plywood					N/A	
Elevator Surround					N/A	
Phenolic Panels					N/A	
PLam Panels					N/A	
Panels & Shelving - Labor						
Installation	32	hrs	\$ 99.77	\$ 3,193		
Miscellaneous						
Misc. Millwork Allw	1	ls	\$ 5,000.00	\$ 5,000		
* Chain of custody and certification for FSC is excluded					Excluded	
				TOTAL FINISH CARPENTRY	\$ 115,052	
07 10 00 - DAMP / WATERPROOFING						
DAMP / WATERPROOFING						
Exterior Building Foundation Waterproofing (Detail 1/A510)	2,100	sf	\$ 8.12	w/ Concrete		
Elevator Pit				Excluded		
				TOTAL DAMP / WATERPROOFING	\$ -	
07 21 00 - THERMAL INSULATION						
RIGID						
Rigid Insulation - 2" Vertical at Conc Foundation (Detail 1/A510)	2,100	sf	\$ 5.50	w/ Concrete		
Rigid Insulation - 2" Horizontal at Conc Slab-on-Grade (Detail 1/A510)	9,300	sf	\$ 5.50	w/ Concrete		
Rigid Insulation - 3" at Fiber Cement Siding (Detail's 1&2/A510)	5,370	sf	\$ 5.50	\$ 29,535		
Rigid Insulation - 3" at Masonry Veneer (Details 1&2/A510)	996	sf	\$ 5.50	\$ 5,478		
Rigid Insulation - 5" at Vented Roofing	10,352	sf		w/Roof Panels		
Rigid Insulation - 3" at EIFS Walls	-	sf		N / A		
Rigid Insulation - 3" at Metal Panel Walls	-	sf		N / A		
SPRAY FOAM						
Spray Foam Insulation	-	sf		Excluded		
LOOSE-FILL CELLULOSE						
Loose-Fill Cellulose Insulation (10") at Light Gauge Framing Areas	-	sf		Excluded		
BATT						
Batt Insulation - In-wall Drywall Partitions				w/ Gyp Drywall		
				TOTAL THERMAL INSULATION	\$ 35,013	
07 25 00 - AIR & VAPOR BARRIERS						
FLUID APPLIED						
Fluid Applied Air & Vapor Barriers at Masonry Veneer (Detail 1/A510)	996	sf	\$ 8.03	\$ 7,998		
Fluid Applied Air & Vapor Barriers at Fiber Cement Siding (Detail 2/A510)	5,370	sf	\$ 8.03	\$ 43,121		
Fluid Applied Air & Vapor Barriers at Foundation Walls (Details 1&2/A510)	2,510	sf	\$ 8.03	\$ 20,155		
Fluid Applied Air & Vapor Barriers at Sloped Roofing Areas (Details 1&2/A420)	10,352	sf	\$ 8.03	\$ 83,127		
Fluid Applied Air & Vapor Barriers at Metal Panels	-	sf		N / A		
Fluid Applied Air & Vapor Barriers at EIFS	-	sf		N / A		
				TOTAL AIR & VAPOR BARRIERS	\$ 154,401	
07 30 00 - SIDING						
CEMENTITIOUS SIDING						
Materials						
Fiber Cement "HardiePanel" - Vertical Siding at Apparatus Exterior (10% waste)	3,690	sf	\$ 13.50	\$ 49,815		
Fiber Cement Battens (2-1/2" x 3/4")	2,530	lf		w/Above		
Fiber Cement "HardiePlank" - Select Cedar Mill Siding at Service Exterior (10% waste)	2,310	sf	\$ 13.50	\$ 31,185		
Fiber Cement Gable Soffit at Apparatus Bays	290	sf	\$ 12.00	\$ 3,480		
Fiber Cement Gable Soffit at Service Area	140	sf	\$ 12.00	\$ 1,680		
Fiber Cement Gable Soffit at Entrance Canopy	200	sf	\$ 12.24	\$ 1,714		
Strapping for Siding & Soffits	6,630	sf	\$ 1.50	\$ 9,945		
Labor						
Installation	6,630	sf	\$ 6.87	\$ 45,548		

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,926 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
CEMENTITIOUS TRIMWORK						
Materials						
PVC Gable, Eave & Rake (12") Fiber Cement Trimwork at Apparatus Bays	180	lf		\$ 19,607.84	\$ 19,608	w/Above
PVC Gable, Eave & Rake (12") Fiber Cement Trimwork at Service Area	100	lf				w/Above
PVC Soffit (12") Fiber Cement Trimwork at Apparatus Bays	150	lf				w/Above
PVC Soffit (12") Fiber Cement Trimwork at Service Areas	140	lf				w/Above
PVC Corner & Accent (6") Fiber Cement Trimwork at Service Areas	110	lf				w/Above
Blocking / Buildouts for Trimwork	6,630	sf	\$ 2.00	\$	13,260	
Labor						
Installation	6,630	sf	\$ 4.30	\$	28,509	
MISCELLANEOUS						
Scaffolding & Staging	1	ls	\$ 30,000.00	\$	30,000	
Phasing Coordination	-	ea				N / A
					TOTAL EIFS	\$ 234,744
07 50 00 - ROOFING						
SHINGLE ROOFING						
Roofing Asphalt Shingles (w/ice & Water Shield) at Apparatus Bay Area Roof (Detail 1/A520)	5,932	sf	\$ 18.00	\$	106,776	
Roofing Asphalt Shingles (w/ice & Water Shield) at Service Area Roof (Detail 2/A520)	4,220	sf	\$ 18.00	\$	75,960	
Roofing Asphalt Shingles (w/ice & Water Shield) at Entrance Canopy (Detail 2/A521)	200	sf	\$ 18.00	\$	3,600	
FLASHING & SHEET METAL						
Flashings, Counter Flashings & Sheet Metal at Shingle Roof	1	ls				w/Above
STANDING METAL SEAM ROOF						
Standing Seam Metal Roofing, w/ 30lb Felt, tapered insulation		sf				N / A
MEMBRANE ROOFING - SINGLE-PLY						
TPO Roofing system on coverboard - tapered		sf				N / A
PVC Roofing system on coverboard - tapered		sf				N / A
Modified Bituminous Roofing system on coverboard - tapered		sf				N / A
EPDM Roofing system on coverboard - tapered		sf				N / A
Tapered Crickets (Placed Below Coverboard)		sf				N / A
MISCELLANEOUS						
Ridge Vent at Sloped Roof Areas (Detail 9/A520)	130	lf	\$ 20.00	\$	2,600	
Metal Gutters 5" (Details 1&2/A520)	263	lf	\$ 23.00	\$	6,049	
Downspouts (14ea)	225	lf	\$ 11.00	\$	2,475	
Downspout Boots (14ea)	14	ea	\$ 160.00	\$	2,240	
Roof Blocking at Gables, Rakes, Eaves & Soffits (Details 1,2,4 & 5/A520)	489	lf	\$ 14.00	\$	6,846	
Snowguards - 150 Alpine #PD10 Copper Pad	263	lf				Exclude
Temp Roof Rails	263	lf				Exclude
Roof Pavers w/ Adjustable Pedestals		sf				N / A
Skylight		ea				N / A
Roof Hatch		ls				N / A
Roof Ladder & Safety		vlf				N / A
Roof Drains at Buildings		ea				N / A
Roof Area Dividers		lf				N / A
Set Mechanical Curbs & Flashing		lf				N / A
Temp Roof Allowance		allw				N / A
Fall Protection	1	allw	\$ 10,000.00	\$	10,000	
Phasing Coordination		ea				N / A
					TOTAL ROOFING	\$ 216,546

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
07 62 00 - SHEET MTL FLASHING & TRIM						
EXTERIOR						
Cap flashing					w/ Roofing	
		TOTAL FLASHING & TRIM				\$ -
07 81 00 - APPLIED FIREPROOFING						
INTUMESCENT						
Intumescent Coatings					Excluded	
APPLIED FIREPROOFING						
Applied Fireproofing - 1 hr at Beams & Deck					Excluded	
Applied Fireproofing - 1 hr at Columns					Excluded	
Applied Fireproofing - Patching					Excluded	
		TOTAL FIREPROOFING				\$ -
07 84 00 - PENETRATION FIRESTOPPING						
FIRESTOPPING						
Firestopping		9,988	sf	\$ 0.75	\$ 7,491	
Fire-Resistive Joint Systems - Smoke 1 Hr / 2 Hr					N/A	
		TOTAL FIRESTOPPING				\$ 7,491
07 92 00 - JOINT SEALANTS						
JOINT SEALANTS						
Door Frames		87	ea	\$ 80.00	\$ 6,960	
Windows		13	ea	\$ 275.00	\$ 3,575	
Ext. Misc Joint Sealants		8,100	sf	\$ 0.75	\$ 6,075	
Int. Misc Joint Sealants		9,988	sf	\$ 0.50	\$ 4,994	
Foundations					w/ Trades	
Millwork / Casework					w/ Trades	
		TOTAL JOINT SEALANTS				\$ 21,604
08 10 00 - DOORS & FRAMES						
EXTERIOR DOORS & FRAMES						
Frames - Material						
FRP Frame - Double - Factory Finish		1	ea	\$ 900.00	\$ 900	
FRP Frame - Single - Factory Finish		3	ea	\$ 700.00	\$ 2,100	
Doors - Material						
FRP Doors - Factory Finish		5	lvs	\$ 950.00	\$ 4,750	
Labor						
Unload, Catalogue, Distribute		8	ea	\$ 90.00	\$ 720	
Frame Installation		13	hrs	\$ 165.00	\$ 2,145	
Door Installation		24	hrs	\$ 215.00	\$ 5,160	
INTERIOR DOORS & FRAMES						
Frames						
Frame Type A - Single		17	ea	\$ 505.00	\$ 8,585	
Frame Type B - Single		8	ea	\$ 505.00	\$ 4,040	
Frame Type D - Double		4	ea	\$ 515.00	\$ 2,060	
Doors						
Door Type - HM Flush		28	lvs	\$ 620.00	\$ 17,360	
Door Type - HM w/ Narrow Vision lite - GL-2 (Clear, Tempered)		5	lvs	\$ 650.00	\$ 3,250	
Labor						
Unload, Catalogue, Distribute		142	ea	\$ 90.00	\$ 12,780	
Frame Installation		74	hrs	\$ 165.00	\$ 12,210	
Door Installation		116	hrs	\$ 215.00	\$ 24,940	
MISC.						
Privacy Shutter for Interior Door Vision Panels (6" x 2'-10")					N/A	
Door Hardware - See hardware section					w/ Hardware	
		TOTAL DOORS & FRAMES				\$ 101,000

Drawings Dated 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,962 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
08 30 00 - SPECIALTY DOORS						
EXTERIOR						
Sectional Overhead (14' 0" x 14' 0") - GL-13 (Insulated,Tinted,Tempered)		3	ea	\$ 15,000.00	\$	45,000
Bi-Fold Doors (14' 0" x 14' 0") - GL-13 (Insulated,Tinted,Tempered)		3	ea	\$ 30,000.00	\$	90,000
Overhead Door Frames		6	ea	\$ 1,515.00	\$	9,090
INTERIOR						
Operators		3	ls	\$ 3,000.00	\$	9,000
Access Doors		1	ls	\$ 3,000.00	\$	3,000
Motorized rolling grille 8' with serving counter						N/A
Overhead Coiling Doors						N/A
Overhead Coiling Door Frames						N/A
Vault Entrance Door						N/A
Wire mesh partitions regular duty - material (incls doors)						N/A
Wire mesh partitions regular duty - labor (incls doors)						N/A
TOTAL SPECIALTY DOORS					\$	156,090
08 41 00 - ENTRANCE & STOREFRONTS						
EXTERIOR						
W-1 (Door 131) - GL-13 - (nsulated,Tinted,Tempered)		180	sf	\$ 140.00	\$	25,200
W-3 (Door 115B) - GL-13 - (Insulated,Tinted,Tempered)		64	sf	\$ 140.00	\$	8,960
W-5 (Door 100 & 118) - GL-13 (Insulated,Tinted,Tempered)		80	sf	\$ 140.00	\$	11,200
Aluminum Door Assemblies (per leaf)		4	ea	\$ 4,600.00	\$	18,400
Door Hardware		4	ea	\$ 3,300.00	\$	13,200
Door Hardware - Closer Premium		4	ea	\$ 176.75	\$	707
Door Hardware - Panic Premium		3	ea	\$ 656.50	\$	1,970
INTERIOR						
W-5 (Door 101) - GL-10 (Insulated,Clear,Tempered)		40	sf	\$ 120.00	\$	4,800
Aluminum Door Assemblies (per leaf)		1	ea	\$ 2,777.50	\$	2,778
Door Hardware		1	ea	\$ 2,828.00	\$	2,828
Sound-proof windows						N/A
MISCELLANEOUS						
Caulking & Backer Rod						w/ Sealants
TOTAL ENT. & STOREFRONT					\$	90,042
08 44 00 - METAL FRAMED CURTAINWALL						
EXTERIOR						
Curtainwall						N/A
Curtainwall - Fire Rated						N/A
TOTAL CURTAINWALL					\$	-
08 50 00 - WINDOWS						
EXTERIOR						
W2 - with GL-13 (Insulated,Tinted,Tempered)(10ea)		190	sf	\$ 90.00	\$	17,100
W4 - with GL-13 (Insulated,Tinted,Tempered)(3ea)		108	sf	\$ 81.00	\$	8,748
TOTAL WINDOWS					\$	25,848
08 71 00 - DOOR HARDWARE						
EXTERIOR						
Door Hardware - Materials						
Door Hardware		5	lvs	\$ 1,200.00	\$	6,000
Door Hardware - Closer premium		5	lvs	\$ 176.75	\$	884
Door Hardware - Mag hold premium						N/A
Door Hardware - Panic premium		5	lvs	\$ 656.50	\$	3,283
Door Premium - Rated						N/A
Door Hardware - Labor						
Door Hardware installation		24	hrs	\$ 125.66	\$	3,016
INTERIOR						
Door Hardware - Materials						
Door Hardware		33	lvs	\$ 656.50	\$	21,665
Door Hardware - Closer premium		17	lvs	\$ 176.75	\$	3,005
Door Hardware - Mag hold premium						N/A
Door Hardware - Panic premium		1	lvs	\$ 656.50	\$	657
Door Premium - Rated		4	ea	\$ 297.95	\$	1,192

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
Door Hardware - Labor						
Door Hardware installation		61	hrs	\$ 125.66	\$ 7,665	
TOTAL DOOR HARDWARE					\$	47,365
08 80 00 - GLASS & GLAZING						
GLAZING						
Interior Borrow Light Glazing						Not Applicable
Door Glazing						w/ Doors
Mirrors						w/ Toilet Access
TOTAL GLASS & GLAZING					\$	-
08 90 00 - LOUVERS & VENTS						
LOUVERS						
Louvers (5ea)		39	sf	\$ 85.00	\$ 3,315	
TOTAL LOUVERS					\$	3,315
09 21 00 - GYPSUM BOARD ASSEMBLIES						
EXTERIOR WALLS						
Exterior Wall - 1/2 Plywood, 5/8 Gyp, 6 Mil Stud (Detail 2/A510)		2,354	sf	\$ 16.00	\$ 37,664	
Exterior Wall - 1/2 Plywood, 5/8 Gyp, 6 Mil Stud at Column 1 Gable (Detail 2/A510)		563	sf	\$ 16.00	\$ 9,008	
Exterior Entrance Canopy - 1/2 Plywood, 6 Mil Stud		200	sf	\$ 14.00	\$ 2,800	
CFMC Gable Soffit Framing & (5/8") Ext Plywood at Apparatus Bays (Details 1&5/A520)		290	sf	\$ 20.00	\$ 5,800	
CFMC Gable Soffit Framing & (5/8") Ext Plywood Framing at Service Area (Detail 2/A520)		140	sf	\$ 20.00	\$ 2,800	
CFMC Gable Soffit Framing & (5/8") Ext Plywood Framing at Ent. Canopy (Det. 10/A520)		200	sf	\$ 20.00	\$ 4,000	
Drywall CFMF Headers (Per Drawing S102)		60	lf	\$ 50.00	\$ 3,000	
CFMF Framing at Clearstory parapet						N/A
CFMF Framing at Roof Parapet						N/A
INTERIOR PARTITIONS						
Type 2A - 3 5/8 Mil Stud, 5/8 Gyp, snd batt		758	sf	\$ 13.00	\$ 9,854	
Type 2B - 5/8 Gyp, 3 5/8 Mil Stud, snd batt, 5/8 Gyp		3,871	sf	\$ 14.00	\$ 54,194	
Type 2C - 5/8 Gyp, 3 5/8 Mil Stud, snd batt, 5/8 Gyp, 1/2 HR Rated		946	sf	\$ 15.00	\$ 14,190	
Type 2D - 5/8 Gyp, 6 Mil Stud, snd batt, 5/8 Gyp		327	sf	\$ 18.00	\$ 5,886	
Type 2E - 5/8 Gyp, 6 Mil Stud, snd batt, 5/8 Gyp 1/2 HR Rated		263	sf	\$ 20.00	\$ 5,260	
Type 2F - 3 5/8 Mil Stud, 5/8 Gyp, snd batt		216	sf	\$ 13.00	\$ 2,808	
Column Enclosures						N/A
Drywall window returns						N/A
FLOOR FRAMING						
Floor Framing 6"						N/A
CEILINGS						
Ceiling Framing (D3 - 3/4" T&G Plywood & 8" CFMF @ 16"o.c.) at Mezzanine		1,580	sf	\$ 12.00	\$ 18,960	
GWB Ceilings		371	sf	\$ 17.50	\$ 6,493	
Moisture Resistant GWB Ceilings (110, 109)		422	sf	\$ 19.50	\$ 8,229	
Gypsum Soffits		30	sf	\$ 24.00	\$ 720	
Recessed Drywall Light Pockets						N/A
EQUIPMENT						
Lifts		1	ls	\$ 10,000.00	\$ 10,000	
MISCELLANEOUS						
HM Frame Installation		74	ea	\$ 206.00	\$ 15,244	
In-wall Blocking		10,188	sf	\$ 1.50	\$ 15,282	
Misc. Joint Sealants & Firestopping		532	lf	\$ 4.50	\$ 2,394	
Lifts & Equipment		1	ls	\$ 10,000.00	\$ 10,000	
TOTAL GYP. BOARD ASSEM.					\$	244,586
09 30 00 - TILE						
FLOOR TILE						
PFT - Porcelain Floor Tile		228	sf	\$ 24.00	\$ 5,472	
CFT - Ceramic Floor Tile						N/A
QT - Quarry Tile						N/A
TILE BASE						
CTB-1 Ceramic Tile Base		95	lf	\$ 19.00	\$ 1,805	
PTB-1 Porcelain Tile Base						N/A
QTB-1 Quarry Tile Base						N/A

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
WALL TILE						
PFT - Porcelain Floor Tile					N/A	
CWT-1 - Ceramic Wall Tile	650	sf	\$ 23.00	\$ 14,950		
MISCELLANEOUS						
Marble Thresholds	3	ea	\$ 35.00	\$ 105		
Crack Suppression, Waterproofing Membrane	228	sf	\$ 3.03	\$ 691		
Temporary Floor Protection	228	sf	\$ 2.00	\$ 456		
Floor Prep	228	sf	\$ 0.76	\$ 173		
Attic Stock (3%)	3%	pct	\$ 20,527.00	\$ 616		
TOTAL TILE					\$ 24,268	
09 51 00 - ACOUSTICAL CEILINGS						
ACOUSTICAL CEILINGS						
ACT-1 Armstrong Ultima 2x2	3,977	sf	\$ 10.00	\$ 39,770		
Moisture Resistant ACT 2x2 (106, 120, 112, 115A, 124, 119)	364	sf	\$ 12.00	\$ 4,368		
ACB 1-4 (5' panels at \$45 per LF)					N/A	
ACOUSTICAL CEILING CLOUDS						
ACC-2 @ 2' diam tectum cloud					N/A	
ACC-2 @ 3' diam tectum cloud					N/A	
ACC-2 @ 4' diam tectum cloud					N/A	
ACT Acoustibuilt cloud					N/A	
ACT 4x4 cloud axiom trim (Radiused)					N/A	
ACT cloud axiom trim					N/A	
ACT-3 Stratawood clouds with Axiom Perimeter Trim					N/A	
MISCELLANEOUS						
Attic Stock (5%)	5%	pct	\$ 44,138.00	\$ 2,207		
TOTAL ACOUSTICAL CEILING					\$ 46,345	
09 61 10 - VAPOR MITIGATION						
TOPICAL MOISTURE MITIGATION						
Moisture Mitigation - Top / Skim Slabs	6,480	sf	\$ 3.50	\$ 22,680		
TOTAL VAPOR MITIGATION					\$ 22,680	
09 65 00 - RESILIENT FLOORING						
STAIRS						
Sealer at Mezzane Stair	80	sf	\$ 14.83	\$ 1,186		
RST-1 - Rubber Treads / Risers					N/A	
FLOORS						
Luxury Vinyl Tile	1,909	sf	\$ 6.75	\$ 12,886		
Rubber Sports Flooring	193	sf	\$ 14.09	\$ 2,719		
Sheet Flooring	89	sf	\$ 8.00	\$ 712		
Walk-off-mat	46	sf	\$ 8.00	\$ 368		
Floor Prep	2,317	sf	\$ 0.76	\$ 1,755		
Temporary Floor Protection	2,317	sf	\$ 1.00	\$ 2,317		
WALL BASE & ACCESSORIES						
Resilient Wall Base	1,134	lf	\$ 3.00	\$ 3,402		
Transition Strips, Thresholds, etc (9ea)	1	ls	\$ 1,500.00	\$ 1,500		
MISCELLANEOUS						
Attic Stock	3%	pct	\$ 26,845.30	\$ 805		
TOTAL RESILIENT FLOORING					\$ 27,651	

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9.088 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
09 67 00 - RESINOUS FLOORING						
EPOXY RESINOUS FLOORING						
Epoxy Flooring System		4,847	sf	\$ 14.09	\$ 68,292	
Epoxy Base		664	lf	\$ 15.00	\$ 9,960	
TOTAL RESINOUS FLOORING					\$	78,252
09 68 00 - CARPET						
CARPET						
Carpet Tile		948	sf	\$ 6.53	\$ 6,195	
Temp Protection		948	sf	\$ 1.00	\$ 948	
Floor Prep		948	sf	\$ 0.76	\$ 718	
Attic Stock		3%	pct	\$ 7,861.01	\$ 236	
TOTAL CARPET					\$	8,097
09 80 00 - ACOUSTICAL TREATMENT						
ACOUSTICAL WALL PANELS						
AWP-1						N/A
FWP - Fabric Wrapped Panels						
TOTAL ACOUSTICAL TREAT.					\$	-
09 91 00 - PAINTING						
EXTERIOR						
Sliding						
Fiber Cement Lap & Panel						Prefinished
Frames						
HM / FRP Frames						Prefinished
INTERIOR						
Doors & Frames						
HM Doors		35	lvs	\$ 85.85	\$ 3,005	
HM Frames		29	ea	\$ 126.25	\$ 3,661	
Stair Finishes						
Paint Stair & Rails		1	flts	\$ 2,525.00	\$ 2,525	
Wall Finish						
Paint Walls		10,892	sf	\$ 1.11	\$ 12,101	
Epoxy Paint Walls		12,471	sf	\$ 2.15	\$ 26,813	
Floor Finish						
Sealed Concrete		624	sf	\$ 2.76	\$ 1,721	
Ceilings						
Exposed Structure & Deck - Painted		4,746	sf	\$ 2.02	\$ 9,587	
Gypsum Ceilings		319	sf	\$ 1.31	\$ 419	
Gyp Soffits & Fascia		25	sf	\$ 1.31	\$ 33	
PAINTING - ALL SURFACES (BUILDING AREA)						In Above
MISC.						
Exposed steel Columns (1 mm 121)		15	sf	\$ 15.00	\$ 225	
Bollards		39	ea	\$ 80.00	\$ 3,120	
TOTAL PAINTING					\$	63,209
10 11 00 - VISUAL DISPLAY SURFACES						
TACK BOARDS						
						N/A
WHITE BOARDS						
White Boards 4x6		2	ea	\$ 672.00	\$ 1,344	
MONITORS						
Monitor brackets for Large TV's						See Audio Visual Equip.
Monitor - 70"						N/A
Monitor - 80"						N/A
SMART BOARDS						See Audio Visual Equip.
Smart Boards 60"						N/A

Drawings Dated: 05/16/2025
 Estimate Date 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,918 SF
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
LABOR						
Installation		2	ea	\$ 99.77	\$ 200	
TOTAL VISUAL DISPLAY SURF.					\$	1,544
10 14 00 - SIGNAGE						
EXTERIOR						
Building Sign w/ Department Logo		1	allw	\$ 10,000.00	\$ 10,000	
Building Sign - Site Signage (Relocate Existing)		1	allw	\$ 15,000.00	\$ 15,000	
INTERIOR						
Interior Rm Signage		38	ea	\$ 151.50	\$ 5,757	
Interior Pin Letters					N/A	
Plaques					N/A	
Directory					N/A	
Temporary Signage					N/A	
TOTAL SIGNAGE					\$	30,757
10 21 13 - TOILET COMPARTMENTS						
TOILET COMPARTMENTS						
ADA Stalls - Ceiling Mounted					N/A	
Standard Stalls - Ceiling Mounted					N/A	
Structural Support of Partitions - See Misc Metals					N/A	
Urinal Screen					N/A	
TOTAL TOILET COMPARTMENTS					\$	-
10 22 33 - OPERABLE PARTITIONS						
OPERABLE PARTITIONS						
Folding Partition at Gym					N/A	
Skyfold Partition					N/A	
TOTAL OPERABLE PARTITIONS					\$	-
10 26 00 - WALL & DOOR PROTECTION						
WALL & DOOR PROTECTION						
Corner Guards		4	ea	\$ 80.00	\$ 320	
Wall Paneling - Marlite					Excluded	
Crash Rail (bumperguards)					Excluded	
Wall & Door Protection - Allowance					Excluded	
TOTAL WALL & DOOR PROT.					\$	320
10 28 00 - TOILET ACCESSORIES						
TOILET ACCESSORIES - MATERIALS						
36" grab bar		4	ea	\$ 55.55	\$ 222	
42" grab bar		4	ea	\$ 60.60	\$ 242	
18" grab bar		4	ea	\$ 50.50	\$ 202	
Shower Grab Bar		4	ea	\$ 45.45	\$ 182	
Shower Seat		2	ea	\$ 237.35	\$ 475	
Call for Aid Cord		2	ea	\$ 75.75	\$ 152	
Toilet Paper Dispenser		4	ea	\$ 45.45	\$ 182	
Paper towel dispenser & Trash Receptacle		4	ea	\$ 277.75	\$ 1,111	
Soap dispenser		4	ea	\$ 25.25	\$ 101	
Mirror - 1'6" x 3' (Framed)		4	ea	\$ 200.00	\$ 800	
Sanitary napkin disposal		3	ea	\$ 30.30	\$ 91	
Mop Holder/Rack		2	ea	\$ 500.00	\$ 1,000	
Diaper Changing Station - Koala KB101 Fiber (Recessed)		1	ea	\$ 353.50	\$ 354	
TOILET ACCESSORIES - LABOR						
Accessories Installation		42	ea	\$ 99.77	\$ 4,191	
TOTAL TOILET ACCESSORIES					\$	9,303
10 41 00 - EMRG ACCESS CABINETS						
EMERGENCY ACCESS CABINETS						
Knox Box - Not shown					Excluded	
TOTAL EMERG. ACCESS CABS.					\$	-

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
10 44 00 - FIRE PROTECTION SPECIALTIES						
FIRE EXTINGUISHERS						
Fire Extinguisher Cabinets (2 in-wall, 1 in cabinet island-kitchen)		3	ea	\$ 454.50	\$ 1,364	
Fire Extinguishers		3	ea	\$ 275.00	\$ 825	
					TOTAL FIRE PROT. SPEC.	\$ 2,189
10 51 00 - LOCKERS						
LOCKERS - MATERIALS						
Wall Mounted Firefighter Lockers		17	ea	\$ 600.00	\$ 10,200	
Plastic Lockers - Flat 6'x1.25'x1.25' at Locker Rm					N/A	
Wood Bench					N/A	
Narcotic Cabinet					N/A	
Duty Bag Lockers					N/A	
Pistol Lockers					N/A	
Personal Property Lockers					N/A	
Wardrobe Lockers w/ Drawer 24" x 36"					N/A	
Wardrobe Lockers w/ Drawer 30" x 36"					N/A	
Wardrobe Lockers w/ Drawer 36" x 36"					N/A	
Evidence Lockers w/o Fridge Insert					N/A	
Evidence Lockers w/ Fridge Insert					N/A	
Key Lockers					N/A	
LOCKERS - LABOR						
Installation		17	ea	\$ 200.00	\$ 3,400	
					TOTAL LOCKERS	\$ 13,600
11 23 26 - COMMERCIAL LAUNDRY EQUIPMENT						
COMMERCIAL LAUNDRY						
SE1 - Gear Washer		1	ea	\$ 13,485.00	\$ 13,485	
SE2 - Gear Dryer		1	ea	\$ 10,386.00	\$ 10,386	
SE6 - Washer		1	ea	\$ 2,495.00	\$ 2,495	
SE5 - Dryer		1	ea	\$ 2,196.00	\$ 2,196	
					TOTAL COMM. LAUNDRY EQUIP.	\$ 28,562
11 30 00 - RESIDENTIAL APPLIANCES						
RESIDENTIAL APPLIANCES						
Refrigerator		1	ea	\$ 1,850.00	\$ 1,850	
Microwave		1	ea	\$ 175.00	\$ 175	
Stove		1	ea	\$ 1,250.00	\$ 1,250	
Dishwasher		1	ea	\$ 750.00	\$ 750	
Ice Machine		1	ea	\$ 5,050.00	\$ 5,050	
Exhaust Hood		1	ea	\$ 1,500.00	\$ 1,500	
Unloading and setup		6	ea	\$ 99.77	\$ 599	
					TOTAL RES. APPLIANCES	\$ 11,174
11 52 00 - AUDIO-VISUAL EQUIPMENT						
PROJECTION SCREEN						
						N/A
TELEVISIONS						
Flat Screen TV's - 60"		4	ea	By Owner (Install Only)		
LABOR						
Installation		4	hr	\$ 99.77	\$ 399	
					TOTAL AV EQUIPMENT	\$ 399
11 90 00 - MISC. EQUIPMENT						
MISCELLANEOUS EQUIPMENT						
SE1 - Gear Washer		1	ea		In Above	
SE2 - Gear Dryer		1	ea		In Above	
SE3 - Air Compressor		1	ea		w/ Plumbing	
SE7 - Floor to Ceiling In-Wall Display Cabinet w/Glass Shelving (9' High)		3	ea	\$ 9,400.00	\$ 28,200	
					TOTAL MISC. EQUIPMENT	\$ 28,200

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				0.988 x1
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
12 20 00 - WINDOW TREATMENT						
WINDOW TREATMENT						
Manual Light Filtering Window/ Door Shades (7ea)		1	ls	\$ 3,000.00	\$ 3,000	
Manual Blackout Window Shades (5ea)(in bunk & training rooms)		1	ls	\$ 3,000.00	\$ 3,000	
Vertical Louver Blinds					N/A	
Privacy Shutter for Interior Door Vision Panels (6" x 2'-10")					N/A	
TOTAL WINDOW TREATMENT					\$	6,000
12 48 13 - ENTRANCE MATS & FRAMES						
ENTRY MATS						
Entrance Mat					w/ Flooring	
TOTAL ENTRY MAT & FRAME					\$	-
13 00 00 - SPECIAL CONSTRUCTION						
SPECIAL CONSTRUCTION					N/A	
TOTAL SPECIAL CONSTRUCTION					\$	-
14 20 00 - ELEVATORS						
ELEVATORS						
Hydraulic Elevator					N/A	
TOTAL ELEVATORS					\$	-
21 00 00 - FIRE PROTECTION						
FIRE PROTECTION GENERAL CONDITIONS						
Hydraulic calculations		1	ls	\$ 3,502.00	\$ 3,502	
Testing & inspection		1	ls	\$ 1,287.50	\$ 1,288	
Coordination and management		1	ls	\$ 5,974.00	\$ 5,974	
Permits and fees		1	ls	\$ 1,310.47	\$ 1,310	
Seismic Restraints and Fasteners		1	ls	\$ 1,545.00	\$ 1,545	
Coring & patching / firestopping		1	ls	\$ 2,472.00	\$ 2,472	
Shop Drawings & Engineered Drawings of Record		1	ls	\$ 3,914.00	\$ 3,914	
FIRE PROTECTION SPRINKLER SYSTEM						
6" Double Check Valve Assembly, OS&Y Valve Assembly		1	ea	\$ 7,828.00	\$ 7,828	
Fire Department Connection		1	ea	\$ 978.50	\$ 979	
Electric Bell		1	ea	\$ 978.50	\$ 979	
4" Alarm Check Valve		1	ea	\$ 4,120.00	\$ 4,120	
2" drain & inspectors test assembly		40	ea	\$ 28.84	\$ 1,154	
Misc Fire Protection Equipment, Tamperers & Flows		9,988	ea	\$ 0.26	\$ 2,572	
Sprinkler Head - Wet Recessed / Pendant		62	ea	\$ 97.85	\$ 6,067	
Sprinkler Head - Wet Upright (Includes wire guard)		47	ea	\$ 87.55	\$ 4,115	
Sprinkler Head - Dry Barrel (at Vestibule 100)		1	ea	\$ 154.50	\$ 155	
Sprinkler Head - Sidewall		6	ea	\$ 118.45	\$ 711	
3"-4" Sprinkler Pipe - Mains		420	ea	\$ 51.50	\$ 21,630	
Sprinkler Branch Piping - wet		1,110	sf	\$ 23.95	\$ 26,582	
Kitchen Hood Fire Suppression Excluded (Division 23)					w/ HVAC	
TOTAL FIRE PROTECTION					\$	96,894
22 00 00 - PLUMBING						
PLUMBING GENERAL CONDITIONS						
Testing & disinfection		1	ls	\$ 3,605.00	\$ 3,605	
Coordination & management		1	ls	\$ 15,450.00	\$ 15,450	
Permits and fees		1	ls	\$ 5,326.49	\$ 5,326	
Seismic restraints / bracing		1	ls	\$ 3,329.35	\$ 3,329	
Coring & patching / firestopping		1	ls	\$ 8,116.40	\$ 8,116	
Hoisting & rigging / floor loading		1	ls	\$ 5,438.40	\$ 5,438	
Shop drawings & submittals		1	ls	\$ 1,545.00	\$ 1,545	
Record drawings / as built		1	ls	\$ 2,060.00	\$ 2,060	
Access panels - furnish only		1	ls	\$ 1,030.00	\$ 1,030	
DOMESTIC WATER PIPING						
2" Domestic water pipe (Type L Cu) - Main		200	lf	\$ 56.65	\$ 11,330	
Domestic water supply branch (Type L Cu)		880	lf	\$ 37.08	\$ 32,630	
Fixture Rough-in		18	ea	\$ 206.00	\$ 3,708	
Pipe insulation		1,080	lf	\$ 12.36	\$ 13,349	
Misc valves, tags and fittings		1	ls	\$ 6,791.88	\$ 6,792	

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 %
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
SANITARY WASTE & VENT PIPE (UNDERGROUND)						
6" Sanitary Waste & Vent Pipe	80	lf	\$ 87.55	\$ 7,004		
4" Sanitary Waste & Vent Pipe	220	lf	\$ 77.25	\$ 16,995		
3" Sanitary Waste & Vent Pipe	100	lf	\$ 46.35	\$ 4,635		
SANITARY WASTE & VENT PIPE (ABOVE GROUND)						
4" Sanitary Waste & Vent Pipe	180	lf	\$ 87.55	\$ 15,759		
3" Sanitary Waste & Vent Pipe	160	lf	\$ 61.80	\$ 9,888		
2" Sanitary Waste & Vent Pipe	448	lf	\$ 56.65	\$ 25,379		
Fixture Rough-in	18	ea	\$ 206.00	\$ 3,708		
FD-1 - 4" Floor Drain	2	ea	\$ 594.83	\$ 1,190		
FD-2 - 3" Floor Drain	7	ea	\$ 498.52	\$ 3,490		
FS-1, Floor Sink	1	ea	\$ 918.61	\$ 919		
Floor Trench Drain	180	lf	\$ 135.60	\$ 24,408		
Trap Primers	1	ls	\$ 1,545.00	\$ 1,545		
Vent Through Roof	3	ea	\$ 772.50	\$ 2,318		
CONDENSATE PIPING						
Condensate Piping	300	lf	\$ 29.61	\$ 8,884		
GAS PIPING						
2" Gas Pipe (Sched 40 Black Steel)	100	lf	\$ 36.05	\$ 3,605		
1" and smaller, Gas Pipe (Sched 40 Black Steel)	80	lf	\$ 24.72	\$ 1,978		
8G TracPipe - LPG - To gas grill	40	lf	\$ 51.50	\$ 2,060		
Valves, Tags & Fittings	1	ls	\$ 1,035.01	\$ 1,035		
Gas Meter Assembly (Connection Only)	1	ea	\$ 566.50	\$ 567		
Gas Connections to Equipment, regulator vent to atmosphere	5	ea	\$ 515.00	\$ 2,575		
LPG Gas Solenoid	1	ea	\$ 772.50	\$ 773		
COMPRESSED AIR PIPING						
CA Piping (Type L Cu)	320	lf	\$ 32.96	\$ 10,547		
Valves, Tags & Fittings	1	ls	\$ 1,629.54	\$ 1,630		
AJ, Air Turret	1	ea	\$ 355.35	\$ 355		
Air Hose Reels	3	ea	\$ 1,236.00	\$ 3,708		
PLUMBING EQUIPMENT						
WH-1 - Gas Fired Water Heaters - Condensing (Model HTP-PH199-119-LP)	1	ea	\$ 14,693.98	\$ 14,694		
RP-1 - Hot Water Recirc Pump Inline Circulator	1	ea	\$ 1,776.75	\$ 1,777		
EXP-1 - Expansion Tank	1	ea	\$ 978.50	\$ 979		
Air Compressor, waffle pad, gauges & trim, based on Champion VRV5-6	1	ea	\$ 8,511.92	\$ 8,512		
2,500 Gallon Decon Tank (Set by Civil)	1	ea	\$ 10,815.00	\$ 10,815		
GI-1 - Grease Recovery Unit (Kitchen)	1	ea	\$ 3,605.00	\$ 3,605		
TMV-1 - Thermostatic Mixing Valve (Powers LFSH1434)	1	ea	\$ 2,652.25	\$ 2,652		
Non Potable Backflow Equipment - Backflow Preventers	1	ea	\$ 2,575.00	\$ 2,575		
Heat Trace Equipment, Temperature Maintenance Cable System	1	ls	\$ 5,150.00	\$ 5,150		
Water Heater Venting	120	lf	\$ 41.20	\$ 4,944		
PLUMBING FIXTURES						
W-1 - Water Closet - Wall Hung	4	ea	\$ 1,848.85	\$ 7,395		
L-1 - Lavatory - Wall Hung (Includes mixing valve)	4	ea	\$ 1,714.95	\$ 6,860		
SH-1 - Shower	2	ea	\$ 2,909.75	\$ 5,820		
SH-2 - Decon Shower	1	ea	\$ 3,141.50	\$ 3,142		
S-1A - Decon Sink	1	ea	\$ 2,034.25	\$ 2,034		
S-2A - Kitchen Double Sink	1	ea	\$ 1,735.55	\$ 1,736		
MSK - Mop Sink w/ Integral Drain	2	ea	\$ 1,910.65	\$ 3,821		
EWC-1 - Electric Water Cooler, Bottle filling, ADA Bi-Level	1	ea	\$ 4,197.25	\$ 4,197		
ES-EW - Emergency Shower & Eye Wash (Includes mixing valve)	1	ea	\$ 3,393.85	\$ 3,394		
Washing Machine Valve Box (Laundry)	1	ea	\$ 396.55	\$ 397		
WH-1 - Freeze Proof Wall Hydrant w/ SS Hinged Lockable Cover	4	ea	\$ 602.55	\$ 2,410		
WH-2 - Interior Hydrant w/ SS Hinged Lockable Cover	1	ea	\$ 468.65	\$ 469		
HB-1 - Hose Bibb	4	ea	\$ 272.95	\$ 1,092		
Water Hose Reel	1	ea	\$ 1,236.00	\$ 1,236		
Ice Machine, Refrigerator, Coffee Maker (Convenience Connections)	3	ea	\$ 257.50	\$ 773		
TOTAL PLUMBING				\$	369,138	

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project			
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal
23 00 00 - HVAC					9,988 sf
HVAC GENERAL REQUIREMENTS					
Commissioning Support		1	ls	\$ 5,685.60	\$ 5,686
Coordination & management		1	ls	\$ 36,050.00	\$ 36,050
Permits and fees		1	ls	\$ 15,363.60	\$ 15,364
Rigging / Floor Loading		1	ls	\$ 25,750.00	\$ 25,750
Coring & patching / firestopping		1	ls	\$ 5,665.00	\$ 5,665
Shop drawings & submittals		1	ls	\$ 3,605.00	\$ 3,605
Record drawings / as built		1	ls	\$ 5,623.80	\$ 5,624
Equipment start up and inspection		1	ls	\$ 9,476.00	\$ 9,476
Seismic restraints / bracing		1	ls	\$ 9,879.03	\$ 9,879
Access panels - furnish only		1	ls	\$ 1,030.00	\$ 1,030
TESTING & BALANCING					
Testing & balancing (Water / Air)		9,988	sf	\$ 0.82	\$ 8,153
INSULATION					
Insulation - Duct		3,546	sf	\$ 5.15	\$ 18,262
Insulation - Premium for Acoustic Lined Duct		500	sf	\$ 5.15	\$ 2,575
Insulation - Pipe		3,240	lf	\$ 10.51	\$ 34,044
AUTOMATIC TEMPERATURE CONTROLS FOR HVAC					
Building Management System		9,988	sf	\$ 7.78	\$ 77,672
REFRIGERANT PIPING					
Refrigerant Piping - Hard Copper		2,200	lf	\$ 46.35	\$ 101,970
Misc. Valves, Tags & Fittings		9,988	sf	\$ 0.57	\$ 5,658
HYDRONIC PIPING					
3" HWS&R Pipe (Schedule 40 Black Steel)		120	lf	\$ 57.94	\$ 6,953
2" HWS&R Pipe & Smaller (Copper Type L)		920	lf	\$ 28.99	\$ 26,687
HVAC AIR DISTRIBUTION					
Ductwork - Galvanized		7,880	lbs	\$ 18.54	\$ 146,095
Ductwork - Stainless		1,200	lbs	\$ 23.69	\$ 28,428
RGD's - (Registers, Grills & Diffusers)		40	ea	\$ 262.65	\$ 10,506
Exterior Intake and Exhaust Louvers		4	ea	\$ 1,236.00	\$ 4,944
Roof Ventilator Hoods		3	ea	\$ 3,399.00	\$ 10,197
Dampers & Misc. Ductwork Accessories		9,988	gsf	\$ 0.88	\$ 8,744
EXHAUST FANS					
KEF-1 - Kitchen Hood Inline Fan (500 CFM)		1	ea	\$ 3,448.09	\$ 3,448
EF-5 - Exhaust Fan 2,800 CFM		1	ea	\$ 8,652.00	\$ 8,652
EF-6 - Exhaust Fan 300-350 CFM		1	ea	\$ 2,101.20	\$ 2,101
EF-7 - Exhaust Fan 50-100 CFM		1	ea	\$ 1,260.72	\$ 1,261
EF-8 - Exhaust Fan 260 CFM		1	ea	\$ 1,745.85	\$ 1,746
EF-3,4,10 - Exhaust Fan 150 CFM		3	ea	\$ 1,570.75	\$ 4,712
EF-9 - Exhaust Fan 350-450 CFM		1	ea	\$ 2,311.32	\$ 2,311
EF-1, 2 - Exhaust Fan 650-775 CFM		2	ea	\$ 3,151.80	\$ 6,304
EF-11 - Exhaust Fan 2,640 CFM		1	ea	\$ 8,157.60	\$ 8,158
DF-1, DF-2, Destralification Fan		2	ea	\$ 4,635.00	\$ 9,270
Vehicle Exhaust System Hold (similar to Plymovent)		1	ea	\$ 77,250.00	\$ 77,250
CENTRAL HEATING EQUIPMENT					
B-1, B-2, Gas Fired Condensing Boiler (400 MBH)		2	ea	\$ 18,952.00	\$ 37,904
Boiler Flue Pipe (AL29-4C Flue)		60	lf	\$ 61.80	\$ 3,708
Boiler Intake Pipe (Plypro)		60	lf	\$ 46.35	\$ 2,781
Boiler Condensate Neutralizer Kit		1	ls	\$ 1,351.88	\$ 1,352
ET-1, Expansion Tanks		1	ea	\$ 4,712.25	\$ 4,712
HS-1 - Hydraulic Separator (3")		1	ea	\$ 6,875.25	\$ 6,875
Glycol Fill System & Tank		1	ea	\$ 5,463.12	\$ 5,463
Chemical Shot Feeder		1	ea	\$ 3,466.98	\$ 3,467
BP-1,2,- Boiler In-Line Circulation Pump		2	ea	\$ 1,922.13	\$ 3,844
P-1,2,- HW In-Line Circulation Pump		2	ea	\$ 4,774.82	\$ 9,550
CENTRAL COOLING EQUIPMENT					
ACCU-1, Serving AHU-1		8	ton	\$ 2,678.00	\$ 21,424
VRF1,2,3, VRF Outdoor Units		14	ton	\$ 2,472.00	\$ 34,608
Condenser stands & Support		1	ls	\$ 2,575.00	\$ 2,575
CENTRAL AIR HANDLING EQUIPMENT					
AHU-1 - Outside Air Unit - 2,236 CFM, HW Heating, DX Cooling based on AAON		2,236	cfm	\$ 26.01	\$ 58,153
Seismic Roof Curbs & Dunnage		1	ea	\$ 8,755.00	\$ 8,755

Drawings Dated: 05/16/2025
 Estimate Date 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project			9,988 sf	
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
HVAC TERMINAL EQUIPMENT						
AC-1 - Ductless Split AC Indoor Unit (18 MBH / 1.5 Ton)		1	ea	\$ 3,201.24	\$	3,201
CU-1 - Ductless Split AC Condensing Unit (18 MBH / 1.5 Ton)		1	ea	\$ 4,298.96	\$	4,299
Hot Water Radiant Floor Heating System Manifolds		2	ea	\$ 1,545.00	\$	3,090
Hot Water Radiant Floor Heating System		3,992	sf	\$ 12.88	\$	51,397
UH-1,2,3,4,7 (HW Unit Heater)		5	ea	\$ 2,317.50	\$	11,588
UH-5,6 (HW Unit Heater)		2	ea	\$ 2,034.25	\$	4,069
CUH-1,2, (HW Cabinet Unit Heater)		4	ea	\$ 2,311.32	\$	9,245
EUH-1,2, (Electric Unit Heater 3,000 W)		2	ea	\$ 2,250.55	\$	4,501
VRF Indoor Unit 0.75 tons		5	ea	\$ 3,074.55	\$	15,373
VRF Indoor Unit 1 tons		6	ea	\$ 3,218.75	\$	19,313
VRF Indoor Unit 1.5 tons		1	ea	\$ 3,414.45	\$	3,414
VRF Indoor Unit 2 tons		1	ea	\$ 3,975.80	\$	3,976
VRF Branch Controllers		1	ea	\$ 4,392.95	\$	4,393
					TOTAL HVAC	\$ 1,077,257
28 00 00 - ELECTRICAL						
ELECTRICAL GENERAL REQUIREMENTS						
Coordination and management		1	ls	\$ 20,000.00	\$	20,000
Permits and fees		1	ls	\$ 14,000.00	\$	14,000
Coring & patching / firestopping		1	ls	\$ 5,000.00	\$	5,000
Commissioning support		1	ls	\$ 5,000.00	\$	5,000
Temporary power and lighting,		1	ls	\$ 15,000.00	\$	15,000
SERVICE AND DISTRIBUTION						
600A main circuit breaker/CT/TVSS cabinet		1	ea	\$ 10,000.00	\$	10,000
600A main disconnect switch		1	ea	\$ 5,000.00	\$	5,000
600A main distribution panelboard		1	ea	\$ 35,000.00	\$	35,000
175kW diesel generator		1	ea	\$ 100,000.00	\$	100,000
600A ATS		1	ea	\$ 18,000.00	\$	18,000
400A double tub panelboard		1	ea	\$ 11,000.00	\$	11,000
225A double tub panelboard		1	ea	\$ 5,800.00	\$	5,800
125A panelboard		1	ea	\$ 1,800.00	\$	1,800
Meter Sockets		1	ea	\$ 500.00	\$	500
PV Infrastructure		1	ea	\$ 7,500.00	\$	7,500
SERVICE / DISTRIBUTION FEEDERS						
600A feed		80	lf	\$ 255.00	\$	20,400
400A feed		40	lf	\$ 160.00	\$	6,400
225A feed		30	lf	\$ 90.00	\$	2,700
100A feed		30	lf	\$ 42.00	\$	1,260
GROUNDING SYSTEM						
Building / Equipment Grounding System		1	ls	\$ 5,000.00	\$	5,000
Lightning protection system						NIC
EQUIPMENT (feeds and connections)						
Air vac controller feed and connection		1	ea	\$ 1,000.00	\$	1,000
BAF (big ass fan-future) feed and connection		4	ea	\$ 800.00	\$	3,200
DF controller feed and connection		1	ea	\$ 800.00	\$	800
DF feed and connection		2	ea	\$ 800.00	\$	1,600
Disposal feed and connection		1	ea	\$ 350.00	\$	350
Emergency gas off button feed and connection		1	ea	\$ 850.00	\$	850
EPO feed and connection		1	ea	\$ 850.00	\$	850
Equipment 120V feed and connection		3	ea	\$ 850.00	\$	2,550
Gas detection controller feed and connection		1	ea	\$ 850.00	\$	850
Gear dryer feed and connection		1	ea	\$ 1,200.00	\$	1,200
Heat trace control panel feed and connection		1	ea	\$ 1,500.00	\$	1,500
Hood feed and connection		2	ea	\$ 1,000.00	\$	2,000
OHD feed and connection		6	ea	\$ 2,500.00	\$	15,000
WH-1 - Gas Fired Water Heaters feed and connection		1	ea	\$ 1,200.00	\$	1,200
RP-1 - Hot Water Recirc Pump Inline Circulator feed and connection		1	ea	\$ 1,200.00	\$	1,200
Air Compressor feed and connection		1	ea	\$ 1,500.00	\$	1,500
Exhaust fan feed and connection		12	ea	\$ 650.00	\$	7,800
Vehicle Exhaust System Hold (similar to Plymovent) feed and connection		1	ea	\$ 3,500.00	\$	3,500
B-1, B-2, Gas Fired Condensing Boiler (400 MBH) feed and connection		2	ea	\$ 2,000.00	\$	4,000
BP-1,2,- Boiler In-Line Circulation Pump feed and connection		2	ea	\$ 1,200.00	\$	2,400
P-1,2 - HW In-Line Circulation Pump feed and connection		2	ea	\$ 1,200.00	\$	2,400
ACCU-1, Serving AHU-1 feed and connection		1	ea	\$ 5,000.00	\$	5,000
VRF1,2,3 VRF Outdoor Units feed and connection		3	ea	\$ 3,500.00	\$	10,500

Drawings Dated 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,989 of
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
AHU-1 - Outside Air Unit feed and connection	1	ea	\$ 4,000.00	\$ 4,000		
AC-1 - Ductless Split AC Indoor Unit feed and connection	1	ea	\$ 2,500.00	\$ 2,500		
CU-1 - Ductless Split AC Condensing Unit feed and connection	1	ea	\$ 2,500.00	\$ 2,500		
Hot Water Radiant Floor Heating System Manifolds feed and connection	1	ls	\$ 800.00	\$ 800		
Unit heater feed and connection	7	ea	\$ 650.00	\$ 4,550		
CUH-1 (HW Cabinet Unit Heater) feed and connection	4	ea	\$ 650.00	\$ 2,600		
EUH-1, (Electric Unit Heater 3,000 W) feed and connection	2	ea	\$ 700.00	\$ 1,400		
VRF Indoor Unit feed and connection	13	ea	\$ 450.00	\$ 5,850		
VRF Branch Controllers feed and connection	1	ea	\$ 850.00	\$ 850		
FSD feed and connection feed and connection	10	ea	\$ 850.00	\$ 8,500		
LIGHTING CONTROLS (allowances carried as legends/details incomplete)						
Labor:						
ASCO 917 series contactor	1	ea	\$ 85.00	\$ 85		
EMR	16	ea	\$ 85.00	\$ 1,360		
OS	17	ea	\$ 85.00	\$ 1,445		
Relay	6	ea	\$ 85.00	\$ 510		
S	11	ea	\$ 15.00	\$ 165		
S 3D	4	ea	\$ 85.00	\$ 340		
S3	5	ea	\$ 25.00	\$ 125		
S4	2	ea	\$ 30.00	\$ 60		
S4D	1	ea	\$ 85.00	\$ 85		
SD	7	ea	\$ 85.00	\$ 595		
SM	7	ea	\$ 85.00	\$ 595		
SP	3	ea	\$ 85.00	\$ 255		
ST	3	ea	\$ 85.00	\$ 255		
TORK DZS200A	1	ea	\$ 250.00	\$ 250		
Lighting controls allowance	1	ls	\$ 3,000.00	\$ 3,000		
INTERIOR LIGHTING / BRANCH WIRING						
APEX lighting quote	1	ls	\$ 77,713.62	\$ 77,714		
Labor:						
A - 2x2	42	ea	\$ 125.00	\$ 5,250		
A1 - 2x2	38	ea	\$ 125.00	\$ 4,750		
B - 8'	22	ea	\$ 180.00	\$ 3,960		
B1 - 4'	1	ea	\$ 180.00	\$ 180		
B1 - 8'	2	ea	\$ 220.00	\$ 440		
B1 EM - 4'	4	ea	\$ 125.00	\$ 500		
C - 4'	4	ea	\$ 125.00	\$ 500		
D - DL	9	ea	\$ 150.00	\$ 1,350		
Exit sign	9	ea	\$ 125.00	\$ 1,125		
F7	13	lf	\$ 35.00	\$ 455		
F8	8	lf	\$ 35.00	\$ 280		
NL	10	ea	\$ 150.00	\$ 1,500		
SD - DL	29	ea	\$ 150.00	\$ 4,350		
SW - ext sconce	3	ea	\$ 180.00	\$ 540		
U1	1	ea	\$ 120.00	\$ 120		
U2	4	ea	\$ 120.00	\$ 480		
L4	1	ea	\$ 125.00	\$ 125		
BRANCH POWER						
2 channel raceway	45	lf	\$ 40.00	\$ 1,800		
2 gang floor box	1	ea	\$ 850.00	\$ 850		
Cord reel - Reelcraft :L4545-123-3B	6	ea	\$ 850.00	\$ 5,100		
Double duplex receptacle	24	ea	\$ 54.00	\$ 1,296		
Duplex receptacle	52	ea	\$ 27.00	\$ 1,404		
Duplex receptacle in raceway	22	ea	\$ 27.00	\$ 594		
Duplex receptacle w/USB	22	ea	\$ 70.00	\$ 1,540		
GFI duplex receptacle	58	ea	\$ 38.00	\$ 2,204		
Special purpose receptacle	1	ea	\$ 75.00	\$ 75		
WP device plate	14	ea	\$ 23.00	\$ 322		
Device box	450	ea	\$ 27.00	\$ 12,150		
Device plate	240	ea	\$ 5.00	\$ 1,200		
3/4" EMT	2,250	lf	\$ 9.50	\$ 21,375		
#12 THHN	10,125	lf	\$ 1.00	\$ 10,125		
MC cable	9,000	lf	\$ 5.50	\$ 49,500		
LV cabling	1,650	lf	\$ 2.10	\$ 3,465		

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project			9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total
TELECOMMUNICATIONS					
Telecommunication Infrastructure					
Main Telecommunications Room Fit-out (Cable tray, (2) Racks, Managers)	1	ls	\$ 10,000.00	\$ 10,000	
Device box w/ 1" conduit to ceiling	38	ea	\$ 125.00	\$ 4,750	
4" EMT sleeves	3	ea	\$ 225.00	\$ 675	
Cable tray	14	lf	\$ 70.00	\$ 980	
Allowance to support existing FO, data, sec etc per Note 32 T001					NIC per RFI response
Telecommunication System					
Network devices and switches furnished and installed by contractor T001, assumes NIC					Assumes NIC - RFI submitted
1 port data device	9	ea	\$ 26.00	\$ 234	
2 Port data device	16	ea	\$ 54.00	\$ 864	
3 Port data device	1	ea	\$ 78.00	\$ 78	
2 Port data device in floor box	1	ea	\$ 54.00	\$ 54	
CATV device (2 cables)	6	ea	\$ 52.00	\$ 312	
WAP (2 port)	5	ea	\$ 450.00	\$ 2,250	
CAT 6A Plenum Cable	11,000	lf	\$ 2.10	\$ 23,100	
Terminations and Testing	1	ls	\$ 5,000.00	\$ 5,000	
AUDIO VISUAL					
Audio Visual Infrastructure					
TV location rough-in, allow	6	loc	\$ 550.00	\$ 3,300	See Below
Audio Visual System					
Training room sound system incl 4 speakers					See Below
Active antenna AMP Shure UA834WB \$1500	2	ea	\$ 1,500.00	\$ 3,000	
Speaker, allow as not catalog # provided	4	ea	\$ 300.00	\$ 1,200	
BIAS T module Shure UABIAST \$250	4	ea	\$ 250.00	\$ 1,000	
CD/Media player DENON 501C \$800	1	ea	\$ 800.00	\$ 800	
Feedback eliminator Sabine SBX1020, allow \$500	2	ea	\$ 500.00	\$ 1,000	
Proco WP1004 \$40	2	ea	\$ 40.00	\$ 80	
Receiver Shure SLX24 \$1500	2	ea	\$ 1,500.00	\$ 3,000	
Sound system rack	1	ea	\$ 2,500.00	\$ 2,500	
Allowance including amplifiers, mixers, coax antennas, rough-in and cabling	1	ea	\$ 2,500.00	\$ 2,500	
TV's, screens, etc					Assumes NIC
EMERGENCY CALL SYSTEM					
Dome Light	4	ea	\$ 250.00	\$ 1,000	
Pull station	4	ea	\$ 180.00	\$ 720	
Power Supply, Transformer, Wiring	8	ea	\$ 600.00	\$ 4,800	
P/A SYSTEM					
PA system	1	ls	\$ 7,500.00	\$ 7,500	
S-assumes PA speaker, allow	49	ea	\$ 200.00	\$ 9,800	
LV Cabling	1,960	lf	\$ 1.95	\$ 3,822	
SECURITY SYSTEM					
Head end	1	ea	\$ 12,000.00	\$ 12,000	
CCTV camera (stationary) WP	10	ea	\$ 700.00	\$ 7,000	
CCTV camera (stationary)	2	ea	\$ 600.00	\$ 1,200	
CR/KP	8	ea	\$ 450.00	\$ 3,600	
DC	8	ea	\$ 250.00	\$ 2,000	
Intercom station	4	ea	\$ 2,500.00	\$ 10,000	
Device box w/ 1" conduit to ceiling	33	ea	\$ 125.00	\$ 4,125	
LV Cabling	4,950	lf	\$ 1.95	\$ 9,653	
Testing and programming	1	ls	\$ 5,000.00	\$ 5,000	
FIRE ALARM SYSTEM:					
(FACP)	1	ea	\$ 7,500.00	\$ 7,500	
(FARA)	1	ea	\$ 2,500.00	\$ 2,500	
Initiating device	20	ea	\$ 165.00	\$ 3,300	
Signaling device	32	ea	\$ 185.00	\$ 5,920	
Signaling device WP	4	ea	\$ 215.00	\$ 860	
CO detector w/dome light	1	ea	\$ 450.00	\$ 450	
Duct smoke detectors	2	ea	\$ 450.00	\$ 900	
Device box	61	ea	\$ 27.00	\$ 1,647	
3/4" EMT	550	lf	\$ 9.50	\$ 5,225	
#14 THHN	1,650	lf	\$ 0.90	\$ 1,485	
FA MC cable	2,900	lf	\$ 5.50	\$ 15,950	
Testing and programming	1	ls	\$ 3,500.00	\$ 3,500	
BDA/ERRC system allow	9,988	sf	\$ 1.00	\$ 9,988	

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9.988 sf
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
SITE ELECTRICAL UTILITIES						
Power riser		1	ea	\$ 2,500.00	\$ 2,500	
Primary duct bank, allow 2-4"		230	lf	\$ 50.00	\$ 11,500	
Pad grounding		2	ea	\$ 2,500.00	\$ 5,000	
Secondary duct bank		90	lf	\$ 240.00	\$ 21,600	
Communication riser		1	ea	\$ 2,500.00	\$ 2,500	
Telcom duct bank, allow 2-4"		270	lf	\$ 50.00	\$ 13,500	
Generator duct bank - 4-3" w/4 # 350 kc M/L/ #4 G and 1" w/ 3#4/10G		80	lf	\$ 250.00	\$ 20,000	
60A panelboard allowance including feeder per note		1	ls	\$ 3,500.00	\$ 3,500	
Site lighting: per LL100 per note				\$ -		
A		3	ea	\$ 2,700.00	\$ 8,100	
B		1	ea	\$ 2,700.00	\$ 2,700	
C		9	ea	\$ 1,500.00	\$ 13,500	
D		2	ea	\$ 750.00	\$ 1,500	
E		5	ea	\$ 750.00	\$ 3,750	
F		6	ea	\$ 750	\$ 4,500	
Site lighting circuitry, allow as drawing LL100 supersedes (circuitry not shown): 2" w/2-#8's & #10 G		900	lf	\$ 16.00	\$ 14,400	
EVC station allow		2	ea	\$ 12,000.00	NIC	
Misc site electrical including signage illuminated...allowance		1	ls	\$ 25,000.00	NIC	
		TOTAL ELECTRICAL				\$ 956,575
27 10 00 - COMMUNICATIONS SYSTEMS						
TELECOMMUNICATIONS						
Devices and cabling		See Above				
		TOTAL COMMUNICATIONS				\$ -
28 10 00 - FIRE ALARM						
FIRE ALARM		See Above				
		TOTAL FIRE ALARM				\$ -
28 20 00 - SECURITY SYSTEMS						
SECURITY SYSTEMS		See Above				
		TOTAL SECURITY				\$ -
26 55 00 - SITE ELECTRICAL						
SITE ELECTRICAL		See Above				
		TOTAL SITE ELECTRICAL				\$ -
31 00 00 - SITEWORK						
MOBILIZATION / SITE LAYOUT (PHASES I & II)						
Mobilization / Demobilization - Phase I		1	ls	\$ 15,000.00	\$ 15,000	
Mobilization / Demobilization - Phase II		1	ls	\$ 15,000.00	\$ 15,000	
8' H Chain Link Fence Enclosure - Phase I (put up, maintain & remove)		800	lf	\$ 43.75	w/ PR's	
8' H Chain Link Fence Enclosure - Phase II (put up, maintain & remove)		440	lf	\$ 43.75	w/ PR's	
Temp Double Gate - Phase I		1	ea	\$ 3,000.00	w/ PR's	
Temp Double Gate - Phase II		1	ea	\$ 3,000.00	w/ PR's	
Temporary Fence Maintenance - Phase I		10	mos	\$ 1,100.00	\$ 11,000	
Temporary Fence Maintenance - Phase II		4	mos	\$ 1,100.00	\$ 4,400	
Site Safety - Phase I		1	ls	\$ 12,000.00	\$ 12,000	
Site Safety - Phase II		1	ls	\$ 4,000.00	\$ 4,000	
General Dewatering (Localized Pumping Only) - Phase I		1	ls	\$ 12,000.00	\$ 12,000	
General Dewatering (Localized Pumping Only) - Phase II		1	ls	\$ 4,000.00	\$ 4,000	
Site Ground Maintenance - Phase I		1	ls	\$ 5,000.00	\$ 5,000	
Site Ground Maintenance - Phase II		1	ls	\$ 5,000.00	\$ 5,000	
Site Logistics - Phase I		1	ls	\$ 5,000.00	\$ 5,000	
Site Logistics - Phase II		1	ls	\$ 5,000.00	\$ 5,000	
Survey & Layout (controls) - Phase I		1	ls	\$ 10,000.00	\$ 10,000	
Survey & Layout (controls) - Phase II		1	ls	\$ 8,000.00	\$ 8,000	
Construction Trailer Area		2,000	sf	\$ 1.90	\$ 3,800	
Staging & Laydown Area		3,000	sf	\$ 1.90	\$ 5,700	
Phasing Coordination		1	ea	\$ 5,000.00	\$ 5,000	

Drawings Dated 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
EROSION CONTROL						
Silt Fence (30" high) at Site Perimeter - Phase I	670	lf	\$ 5.00	\$ 3,350		
Silt Fence (30" high) at Site Perimeter - Phase II	520	lf	\$ 5.00	\$ 2,600		
Silt Sock at Perimeter - Phase I	398	lf	\$ 25.00	\$ 9,950		
Silt Sock at Perimeter - Phase II	334	lf	\$ 25.00	\$ 8,350		
Silt Sock at Stockpile & Rain Garden Areas - Phase I	234	lf	\$ 25.00	\$ 5,850		
Silt Sock at Stockpile & Rain Garden Areas - Phase II	228	lf	\$ 25.00	\$ 5,700		
Stabilization for Stockpile Areas - Phase I	1,300	sf	\$ 2.00	\$ 2,600		
Stabilization for Stockpile Areas - Phase II	1,300	sf	\$ 3.00	\$ 3,900		
Drainage Inlet Protection at Exst. Structure - Phase I	2	ea	\$ 200.00	\$ 400		
Drainage Inlet Protection at Exst. Structure - Phase II	2	ea	\$ 200.00	\$ 400		
Drainage Inlet Protection at New Structure - Phase II	7	ea	\$ 200.00	\$ 1,400		
Maintain Erosion Control - Phase I	10	mos	\$ 303.00	\$ 3,030		
Maintain Erosion Control - Phase II	4	mos	\$ 303.00	\$ 1,212		
Tree Protection - Fencing - Phase I	-	lf			Excluded	
Tree Protection - Fencing - Phase II	-	lf			Excluded	
Dust Control - Water Truck - Phase I	10	mos	\$ 1,200.00		Excluded	
Site Sweeping, Dust & Traffic Control - Phase I	10	mos	\$ 400.00		Excluded	
Dust Control - Water Truck - Phase II	4	mos	\$ 1,200.00		Excluded	
Site Sweeping, Dust & Traffic Control - Phase II	4	mos	\$ 400.00		Excluded	
Anti-track pads & maintenance - Phase I	1	loc	\$ 3,000.00	\$ 3,000		
Anti-track pads & maintenance - Phase II	1	loc	\$ 3,000.00	\$ 3,000		
General - Temporary Parking Areas - Phase I	2,460	sf	\$ 5.00	\$ 12,300		
General - Temporary Parking Areas - Phase II	670	sf	\$ 5.00	\$ 3,350		
Water Source for Washout Area - Phase I	1	allw	\$ 5,000.00		NA	
Concrete Washout Area - Phase I	1	ls	\$ 2,500.00		NA	
GENERAL SITEWORK & REMOVALS						
Clear & Grubb Site - Phase I	12,610	sf	\$ 0.30	\$ 3,783		
Clear & Grubb Site - Phase II	6,270	sf	\$ 0.30	\$ 1,881		
Site Demolition - Remove Existing Paving - Phase I	27,682	sf	\$ 1.25	\$ 34,603		
Site Demolition - Export Paving Spoil (+20% Swell) - Phase I	824	cy	\$ 20.00	\$ 16,486		
Site Demolition - Remove Existing Paving - Phase II	16,280	sf	\$ 1.25	\$ 20,350		
Site Demolition - Export Paving Spoil (+20% Swell) - Phase II	485	cy	\$ 20.00	\$ 9,696		
Site Demolition - Remove Existing Bituminous Walks - Phase II	1,053	sf	\$ 0.75	\$ 790		
Site Demolition - Export Paving Spoil (+20% Swell) - Phase II	31	cy	\$ 19.85	\$ 622		
Site Demolition - Remove Existing Storage Shed - Phase I	228	sf	\$ 20.00	\$ 4,560		
Site Demolition - Remove Existing Compressor Shed - Phase I	352	sf	\$ 20.00	\$ 7,040		
Site Demolition - Remove Exist. Compressor Shed Slab/Fdn - Phase I	363	sf	\$ 6.00	\$ 2,178		
Site Demolition - Remove Exist. Storage Shed Slab/Fdn - Phase I	236	sf	\$ 6.00	\$ 1,416		
Site Demolition - Export Paving Spoil (+20% Swell) - Phase I	210	cy	\$ 19.85	\$ 4,168		
Site Demolition - Remove Existing Pads/Walks - Phase I	1,191	sf	\$ 1.00	\$ 1,191		
Site Demolition - Export Paving Spoil (+20% Swell) - Phase I	35	cy	\$ 20.00	\$ 709		
Site Demolition - Remove Exist. Concrete Pads & Aprons - Phase II	725	sf	\$ 1.00	\$ 725		
Site Demolition - Export Paving Spoil (+20% Swell) - Phase II	22	cy	\$ 20.00	\$ 432		
Sawcut Road for New Curbing - Phase I	100	lf	\$ 9.50	\$ 950		
Site Demolition - Remove Roadway Paving for Curbing - Phase I	570	sf	\$ 5.00	\$ 2,850		
Site Demolition - Sawcut Road for New Curbing - Phase I	100	lf	\$ 9.50	\$ 950		
Site Demolition - Remove Roadway Paving for Curbing - Phase II	570	sf	\$ 5.00	\$ 2,850		
Site Demolition - Remove Existing Curbing - Phase I	531	lf	\$ 6.50	\$ 3,452		
Site Demolition - Remove Existing Curbing - Phase II	911	lf	\$ 6.50	\$ 5,922		
Site Demolition - Remove Existing Sign/Post - Phase I	1	ea	\$ 100.00	\$ 100		
Relocate Existing Utility Pole - Phase I	1	ea	\$ 4,000.00	\$ 4,000		
Relocate Existing Utility Pole - Phase II	1	ea	\$ 4,000.00	\$ 4,000		
Export Concrete / Granite Curb (16 lf/cy) - Phase I	45	cy	\$ 20.00	\$ 900		
Export Concrete / Granite Curb (16 lf/cy) - Phase II	68	cy	\$ 20.00	\$ 1,360		

Drawings Dated: 05/16/2025
Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,988.51
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
EARTH MOVING (MASS EARTHWORK)						
General Grading - for Parking, Roadways & Sidewalks						
Cut to Fill for Rain Garden & Level Spreader Subgrade (Stockpile) - Phase I		280	cy	\$ 8.08	\$ 2,262	
Cut to Fill for Concrete Apron Subgrade (Stockpile) - Phase I		29	cy	\$ 8.24	\$ 239	
Fills for Rain Garden & Level Spreader Subgrade (Stockpile) - Phase I		119	cy	\$ 8.08	\$ 962	
Fills for Paving Subgrade (Stockpile) - Phase I		157	cy	\$ 8.08	\$ 1,269	
Fills for Sidewalk Subgrade (Stockpile) - Phase I		82	cy	\$ 8.08	\$ 663	
Fills for General Loam Areas Subgrade (Stockpile) - Phase I		444	cy	\$ 8.08	\$ 3,588	
Fill from Building Over Excavation (1,909cy - assumed clean fill) - Phase I		667	cy	\$ 8.08	\$ 5,389	
Stockpile for Phase II Subgrade Reuse		1,243	cy	\$ 7.25	\$ 9,012	
Cut to Fill for Rain Garden & Level Spreader Subgrade (Stockpile) - Phase II		73	cy	\$ 8.08	\$ 590	
Cut to Fill for Paving Subgrade (Stockpile) - Phase II		117	cy	\$ 8.08	\$ 945	
Fills for Rain Garden Subgrade (Stockpile) - Phase II		116	cy	\$ 8.24	\$ 981	
Fills for Pretreatment Swale Subgrade (Stockpile) - Phase II		105	cy	\$ 8.24	\$ 981	
Fills for Existing Demolished Building Subgrade (Stockpile) - Phase II		54	cy	\$ 8.08	\$ 436	
Fills for Paving Subgrade (Stockpile) - Phase II		316	cy	\$ 8.08	\$ 2,553	
Fills for Sidewalk Subgrade (Stockpile) - Phase II		19	cy	\$ 8.08	\$ 154	
Fills for General Loam Areas Subgrade (Stockpile) - Phase II		389	cy	\$ 8.08	\$ 3,143	
Rework Grades at No Elevation Change Areas - Phase I		3,866	sf	\$ 2.00	\$ 7,732	
Fill from Building Over Excavation (assumed clean fill) - Phase II		809	cy	\$ 12.00	\$ 9,708	
Export Excess Fill (Assumed Clean) - Phase II		521	cy	\$ 20.00	\$ 10,416	
Rough Grade Site - Phase I		42,020	sf	\$ 0.10	\$ 4,244	
Rough Grade Site - Phase I		28,610	sf	\$ 0.10	\$ 2,890	
Proof-roll Site - Phase I		42,020	sf	\$ 0.20	\$ 8,488	
Proof-roll Site - Phase I		28,610	sf	\$ 0.20	\$ 5,779	
I		227	cy	\$ 30.30	\$ 6,872	
II		336	cy	\$ 30.30	\$ 10,181	
Fine Grading at Parking & Roadways - Phase I		7,636	sf	\$ 0.51	\$ 3,856	
Fine Grading at Parking & Roadways - Phase II		11,332	sf	\$ 0.51	\$ 5,723	
Gravel Base (6" + 20% Compaction) at Sidewalks & Pads - Phase I		38	cy	\$ 30.30	\$ 1,164	
Gravel Base (6" + 20% Compaction) at Sidewalks & Pads - Phase II		23	cy	\$ 30.30	\$ 691	
Fine Grading & Compaction at Sidewalks - Phase I		1,726	sf	\$ 0.51	\$ 872	
Fine Grading & Compaction at Sidewalks - Phase II		1,013	sf	\$ 0.51	\$ 512	
Gravel Base (12" + 20% Compaction) at Heavy Duty Concrete Paving - (Phase I)		35	cy	\$ 30.30	\$ 1,054	
Gravel Base (12" + 20% Compaction) at Heavy Duty Concrete Paving - (Phase II)		19	cy	\$ 30.00	\$ 576	
Fine Grading & Compaction at Heavy Duty Concrete Paving - Phase I		1,180	sf	\$ 0.51	\$ 596	
Fine Grading & Compaction at Heavy Duty Concrete Paving - Phase II		442	sf	\$ 0.51	\$ 223	
Building Pad for Ground Improvements						Excluded
Cut to Common Fill						Excluded
Cut to Fill - Stockpile						Excluded
Cut to Waste - Stockpile						Excluded
Place Stockpiled Material						Excluded
Proof-roll						Excluded
Stone Working Pad for Ground Improvements (20% compaction)						Excluded
Fine Grading for Working Pad						Excluded
Building Foundation & Slab Excavation						
Cut to Fill at SOG (Stockpile) to Subgrade Elevation 34.25 - Phase I		27	cy	\$ 8.08	\$ 218	
Cut to Waste at SOG (Stockpile) to Subgrade Elevation 34.25 - Phase I		200	cy	\$ 8.08	\$ 1,616	
Overexcavation for Unsuitable Soil per Borings (Avg 4'-6") at Slab w/1:1-5 - Phase I		1,910	cy	\$ 12.00	\$ 22,920	
Phase I		2,292	cy	\$ 38.00	\$ 87,096	
Cut Interior Footings, Piers & Walls - Stockpile		20	cy	\$ 12.63	\$ 253	
Common Fill - Backfill Footings & Interior Walls		1,934	cy	\$ 16.25	\$ 31,428	
Required		1,934	cy	\$ 38.38	\$ 74,198	w/ Alternate
Crushed Stone (12") below Footings, Piers & Pit (+20% compaction)		91	cy	\$ 55.00	\$ 5,005	
Excavate Elevator Pit			cy			N/A
Excavate Haunched Footings		170	lf	\$ 7.75	\$ 1,318	
Fine Grading & Compaction (8" Lifts) - Phase I		11,452	sf	\$ 3.06	\$ 35,043	
Crushed Stone (12") below SOG (+20% compaction) - Phase I		412	cy	\$ 45.45	\$ 18,707	
Crushed Stone (12") below Footings (+20% compaction) - Phase I		109	cy	\$ 45.45	\$ 4,963	
Crushed Stone (12") below Elevator Pit			cy			N/A
Fine Grading for Slab on Grade - Phase I		9,264	sf	\$ 0.30	\$ 2,807	
Fine Grading for Footings - Phase I		2,464	sf	\$ 0.30	\$ 747	

Drawings Dated: 05/16/2025
Estimate Date 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project				9,985 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total	
Miscellaneous						
Soils Testing	1	allow				w/ Earthwork
Soils Monitoring & Testing	1	allow				w/Earthwork
Ledge/Bolder Removal Allowance	1	allow				Excluded
EXTERIOR IMPROVEMENTS						
Asphalt Paving						
Heavy Duty Bituminous Roadway Patch for Utility Tie-ins - Phase I	300	sf	\$ 8.00	\$ 2,400		
Heavy Duty Bituminous Roadway Patch at Curbing - Phase I	570	sf	\$ 8.00	\$ 4,560		
Heavy Duty Bituminous Roadway Patch at Curbing - Phase II	570	sf	\$ 8.00	\$ 4,560		
Heavy Duty Bituminous (Parking & Drives) - Phase I	7,790	sf	\$ 8.00	\$ 62,320		
Heavy Duty Bituminous (Parking & Drives) - Phase II	11,100	sf	\$ 8.00	\$ 88,800		
Line Striping (Parking, Directional & Symbols) - Phase I	1	ls	\$ 2,000.00	\$ 2,000		
Line Striping (Parking, Directional & Symbols) - Phase II	1	ls	\$ 10,000.00	\$ 10,000		
Curbing						
Precast Concrete Curb (Straight) - Phase I	510	lf	\$ 32.42	\$ 16,535		
Precast Concrete Curb (Radius) - Phase I	90	lf	\$ 48.00	\$ 4,320		
Precast Concrete Curb (Straight) - Phase II	450	lf	\$ 32.42	\$ 14,589		
Precast Concrete Curb (Radius) - Phase II	70	lf	\$ 48.00	\$ 3,360		
Concrete Curb (mono) - Phase I		lf				w/Site Concrete
Concrete Curb (mono) - Phase II		lf				w/Site Concrete
Tactile Warning Strips - Phase I	1	ls	\$ 1,500.00	\$ 1,500		
Tactile Warning Strips - Phase II	1	ls	\$ 1,500.00	\$ 1,500		
Granite Curb		lf				Excluded
Granite Curb radiused at aprons		lf				Excluded
Wheel Stops	2	ea	\$ 160.00	\$ 320		
Site Concrete						
Heavy Duty Concrete Aprons at Apparatus Bays - Phase I	1,163	sf	\$ 18.18	\$ 21,143		
Heavy Duty Concrete Aprons at Handicap Parking - Phase II	442	sf	\$ 18.18	\$ 8,036		
Concrete Sidewalks 5" - Phase I	1,043	sf	\$ 14.00	\$ 14,602		
Concrete Integral Curb at Sidewalks - Phase II	129	lf	\$ 17.50	\$ 2,258		
Concrete Integral Curb at Sidewalks - Phase I	107	lf	\$ 17.50	\$ 1,873		
Concrete Sidewalks 5" - Phase II	1,012	sf	\$ 14.00	\$ 14,168		
Concrete Entrance Pads - Phase I	265	sf	\$ 16.00	\$ 4,240		
Concrete Mechanical Pads - Phase I	243	sf	\$ 16.00	\$ 3,888		
Concrete Dumpster Pad - Phase I	178	sf	\$ 16.00	\$ 2,848		
Concrete Pad at Propane Tank - Phase I	153	sf	\$ 16.00	\$ 2,448		
Concrete Site Signage Bases - Phase I	6	ea	\$ 200.00	\$ 1,200		
Relocated Flagpole Bases - Phase I	2	ea	\$ 600.00	\$ 1,200		
Relocated Monument Sign Base - Phase I	1	ea	\$ 1,500.00	\$ 1,500		
Relocated Decorative Hydrant Base - Phase I	1	ea	\$ 500.00	\$ 500		
Relocated Memorial Bench Base - Phase I	1	ea	\$ 1,500.00	\$ 1,500		
Relocated Memorial Monument Base - Phase I	1	ea	\$ 3,000.00	\$ 3,000		
Pipe Bollards Base - Phase I	41	ea	\$ 200.00	\$ 8,200		
Lightpole (Type A & B) Bases - Phase II	4	ea	\$ 600.00	\$ 2,400		
Light Bollard (Type C) Bases - Phase II	9	ea	\$ 300.00	\$ 2,700		
Lightpole (Relocated) Bases - Phase II	2	ea	\$ 600.00	\$ 1,200		
Unit Pavers						
Brick Pavers @ main entrance	200	sf	\$ 30.00	\$ 6,000		
Athletic & Recreational Surfaces						
Sythetic Athletic Surfaces		sf				N / A
Synthetic Playground Surfaces		sf				N / A
Rough Loam (Reuse & Import)						
Existing Loam						
Respread Existing Loam from Stockpile - Phase I	233	cy	\$ 10.00	\$ 2,330		
Screen top soil	233	cy	\$ 7.99	\$ 1,861		
Respread Existing Loam from Stockpile - Phase II	116	cy	\$ 10.00	\$ 1,160		
Screen top soil	116	cy	\$ 7.99	\$ 927		
Import Loam						
Loam (6") at SOD Areas	530	cy	\$ 35.00	\$ 18,550		
Plant Bed Loam (18")	144	cy	\$ 45.00	\$ 6,480		

Drawings Dated: 05/16/2025
 Estimate Date: 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project			9,988.51
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total
Landscaping					
Shade Tree					
Shade Tree (AROG) - "October Glory Red Maple"	1	ea	\$ 1,768.00	\$ 1,768	
Evergreen Trees					
Evergreen Tree (JV) - "Eastern Red Cedar"	13	ea	\$ 1,000.00	\$ 13,000	
Evergreen Tree (PGL) - "White Spruce"	14	ea	\$ 1,000.00	\$ 14,000	
Evergreen Shrubs					
Evergreen Shrub (IGC) - "Dwarf Inkberry Holly"	4	ea	\$ 50.00	\$ 200	
Deciduous Shrubs					
Deciduous Shrub (AAB) - "Red Chokeberry"	22	ea	\$ 15.00	\$ 330	
Deciduous Shrub (CA) - "Summersweet Clethra"	27	ea	\$ 15.00	\$ 405	
Ornamental Grasses					
Ornamental Grasses (PVI) - "Switch Grass"	16	ea	\$ 10.00	\$ 160	
Ornamental Grasses (SSCO) - "Little Bluestem"	34	ea	\$ 10.00	\$ 340	
Lawn Areas					
Meadow Mix "A" at Rain Garden	4,577	sf	\$ 1.00	\$ 4,577	
Sodded Lawn Areas	28,643	sf	\$ 1.50	\$ 42,965	
Gravel Drip Edge					
Mow Strip (6" Dp x 2' Wide)	400	sf	\$ 5.00	\$ 2,000	
Gravel Base (8")	12	cy	\$ 30.00	\$ 360	
Filterfabric	400	sf	\$ 2.00	\$ 800	
Steel Edge Restraint	190	lf	\$ 10.00	\$ 1,900	
Site Specialties					
Bollards	39	ea			w/ Misc Metals
Signage - Traffic & Directional (HC Parking, Stop Signs, Wetland Protection)	1	ls	\$ 7,575.00	\$ 7,575	
Signage - Site (Relocate Existing)	1	allow	\$ 7,500.00	\$ 7,500	
Relocate Existing Site Improvements from Existing Fire Station	1	allow	\$ 20,000.00	\$ 20,000	
Relocated Flagpole Bases - Phase I	2	ea	\$ 600.00	\$ 1,200	w/Above
Relocated Monument Sign Base - Phase I	1	ea	\$ 1,500.00	\$ 1,500	w/Above
Relocated Decorative Hydrant Base - Phase I	1	ea	\$ 500.00	\$ 500	w/Above
Relocated Memorial Bench Base - Phase I	1	ea	\$ 1,500.00	\$ 1,500	w/Above
Relocated Memorial Monument Base - Phase I	1	ea	\$ 3,000.00	\$ 3,000	w/Above
Fencing - Wood Framed Dumpster Enclosure 6' H	36	lf	\$ 150.00	\$ 5,400	
Gate - 18' Wide Wood at Dumpster Enclosure 6' H	1	ea	\$ 1,500.00	\$ 1,500	
Bike Racks	-	ea			Excluded
Fencing - Chain Link	-	lf			Excluded
Fencing - Ornamental Metal	-	lf			Excluded
Radiused concrete benches - Rubbed finish	-	cy			Excluded
Bench 6'	-	ea			Excluded
Railings @ Site Stairs & HC Ramps	-	lf			Excluded
Courtyard Allowance	-	ls			Excluded
Canopy - Foundation	-	ls			Excluded
Canopy - Structure	-	sf			Excluded
SITE UTILITIES					
Water Systems (Phase I)					
Domestic Service: Street Connection to Existing	1	ea	\$ 6,817.50	\$ 6,818	
Fire Service: Street Connection to Existing	1	ea	\$ 12,625.00	\$ 12,625	
Domestic Service: Gate Valve	2	ea	\$ 3,030.00	\$ 6,060	
Fire Service: Gate Valve	2	ea	\$ 3,030.00	\$ 6,060	
Fire Service: Service Piping (6") Ductile Iron Pipe	255	lf	\$ 80.80	\$ 20,604	
Domestic Service: Service Piping (2") Type K Copper	242	lf	\$ 50.50	\$ 12,221	
Domestic/Fire Trench - Excav, Bkfl & Bedding	288	lf	\$ 60.00	\$ 17,280	
Trench Box for Road Tie in	2	ea	\$ 3,000.00	\$ 6,000	
Cut & Cap Existing Water & Fire Lines at Existing Building - Phase II	2	ea	\$ 1,212.00	\$ 2,424	
Remove Existing Water & Fire Lines at Existing Building - Phase II	140	lf	\$ 40.40	\$ 5,656	

Drawings Dated: 05/16/2025
 Estimate Date 06/20/2025 Rev 1

ESTIMATE DETAIL		Base Project			9,988 sf
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total
Sanitary System (Phase I)					
Sanitary System: Street Connection to Existing	1	ea	\$ 6,817.50	\$ 6,818	
Sanitary System: Install Precast Oil/Water Separator (7'x13'x8'dp)	1	ea	\$ 10,000.00	\$ 10,000	
Sanitary System: Install Decontamination Tank (6'Dia x14') w/Deadman & Hold Downs	1	ea	\$ 15,000.00	\$ 15,000	
Sanitary System: Sanitary Piping (6") Line	140	lf	\$ 24.00	\$ 3,360	
Sanitary System: Sanitary Piping (4") HDPE Line	20	lf	\$ 20.00	\$ 400	
Sanitary System: Sanitary Piping (3") Oil Separator Vent	30	lf	\$ 18.00	\$ 540	
Sanitary System: Sanitary Piping (2") Decontamination Vent	30	lf	\$ 16.00	\$ 480	
Sanitary System: Sanitary Manhole (SMH-01) - 6' Deep	1	ea	\$ 6,820.00	\$ 6,820	
Sanitary System: Sanitary Cleanout	2	ea	\$ 2,800.00	\$ 5,600	
Sanitary System: Sanitary Trench - Excav., Bkfl & Bedding (4'-8' deep)	40	lf	\$ 60.00	\$ 2,400	
Sanitary System: Sanitary Trench - Excav., Bkfl & Bedding (8'-12' deep)	110	lf	\$ 100.00	\$ 11,000	
Sanitary System: Sanitary Trench at Roadway (8'-12' deep)	40	lf	\$ 100.00	\$ 4,000	
Sanitary System: Trench Box for Road Tie in	1	ea	\$ 3,000.00	\$ 3,000	
Cut & Cap Existing Sanitary Line at Existing Building - Phase II	2	ea	\$ 1,212.00	\$ 2,424	
Remove Existing Sanitary Line at Existing Building - Phase II	140	lf	\$ 40.40	\$ 5,656	
Storm Drainage					
Drainage System: Perimeter Drains (4") Perf w/Stone/Fabric - Phase I	410	lf	\$ 45.45	\$ 18,635	
Drainage System: Yard Drain - 4'-6' Deep (YD-202) - Phase I	1	ea	\$ 3,711.75	\$ 3,712	
Drainage System: Yard Drain - 2'-4' Deep (YD-203,204 & 205) - Phase I	3	ea	\$ 2,206.85	\$ 6,621	
Drainage System: Double Catch Basin - 2'-4' Deep (CLCB-206) - Phase I	1	ea	\$ 5,711.75	\$ 5,712	
Drainage System: Roof Drains (8") HDPE Line - Phase I	150	lf	\$ 60.00	\$ 9,000	
Drainage System: Drainage Cleanout - Phase I	1	ea	\$ 972.62	\$ 973	
Drainage System: Drain Line (8") HDPE Pipe - Phase I	350	lf	\$ 60.00	\$ 21,000	
Drainage System: Drain Line (12") HDPE Pipe - Phase I	70	lf	\$ 70.00	\$ 4,900	
Drainage System: Drainage Cleanout at Rain Garden - Phase I	2	ea	\$ 972.63	\$ 1,945	
Drainage System: Drain Line (6") Perf. HDPE Pipe at Rain Garden - Phase I	130	lf	\$ 56.00	\$ 7,280	
Drainage System: Rain Drain w/Beehive - 2'-4' Deep (BH-201) - Phase I	1	ea	\$ 1,500.00	\$ 1,500	
Drainage System: Drain Line (6") HDPE Pipe at Rain Garden - Phase I	60	lf	\$ 54.00	\$ 3,240	
Drainage System: Flared End w/Endwall @ Rain Garden Rip Rap - Phase I	2	ea	\$ 600.00	\$ 1,200	
Drainage System: Curb Leakoff 5' @ Rain Garden Rip Rap - Phase I	4	ea	\$ 200.00	\$ 800	
Drainage System - Riprap (12") + Gravel Base (6") + Geotext - Phase I	90	sf	\$ 130.00	\$ 11,700	
Drainage Spillway - Riprap (12") + FilterFabric-Marifi 600X - Phase I	110	sf	\$ 130.00	\$ 14,300	
Drainage System: Drainage Trench - Excav., Bkfl & Bedding - Phase I	480	lf	\$ 80.00	\$ 38,400	
Drainage System: Roof Drain Trench - Excav., Bkfl & Bedding - Phase I	300	lf	\$ 80.00	\$ 24,000	
Drainage System - Rain Garden Bio-Retention Soil (24") - Phase I	260	cy	\$ 100.00	\$ 26,040	
Drainage System - Fine Grade & Compaction at Rain Garden Bio-Retention Soil - Phase I	2,930	sf	\$ 2.00	\$ 5,860	
Drainage System: Remove Existing Catch Basin - Phase II	4	ea	\$ 600.00	\$ 2,400	
Drainage System: Remove Existing (4") Drain Line - Phase II	90	lf	\$ 40.40	\$ 3,636	
Drainage System: Remove Existing (8") Drain Line - Phase II	80	lf	\$ 40.40	\$ 3,232	
Drainage System - Riprap (12") + Gravel Base (6") + Geotext - Phase II	82	sf	\$ 130.00	\$ 10,660	
Drainage Spillway - Riprap (12") + FilterFabric-Marifi 600X - Phase II	110	sf	\$ 130.00	\$ 14,300	
Drainage System - Rain Garden Bio-Retention Soil (24") - Phase II	148	cy	\$ 100.00	\$ 14,760	
Drainage System - Fine Grade & Compaction at Rain Garden Bio-Retention Soil - Phase II	1,658	sf	\$ 2.00	\$ 3,316	
Gas					
Site Utilities: Gas: Propane Tank/Service Trench - Excav., Bkfl & Bedding	65	lf	\$ 80.00	\$ 5,200	
Site Utilities: Gas: Propane Tank/Service Bulk Tank - Excav., Bkfl & Bedding	97	cy	\$ 50.00	\$ 4,850	
Underground Propane Tank (1,000 Gallon) w/Hold down Pad	1	ls	\$ 10,000.00	\$ 10,000	
Propane Service (2") Gas Line (Sched 40 Black Steel) to Building	70	lf	\$ 35.00	\$ 2,450	
Propane Feed (1") Gas Line (Sched 40 Black Steel) to Grill	20	lf	\$ 24.00	\$ 480	
Site Electrical					
Primary service T&B with bedding & Free pour concrete	230	lf	\$ 33.33	\$ 7,666	
Secondary service T&B with bedding & Free pour concrete	50	lf	\$ 33.33	\$ 1,667	
Generator service T&B with bedding & Free pour concrete	40	lf	\$ 33.33	\$ 1,333	
Communications service T&B with bedding & Free pour concrete	250	lf	\$ 33.33	\$ 8,333	
Site Lighting - E/B with bedding (Conduit & Conductors in Electric)	860	lf	\$ 12.12	\$ 10,423	
Miscellaneous Utility Work					
Interior Plumbing Trench Excavation, Backfill & Bedding	840	lf	\$ 40.00	\$ 33,600	
				TOTAL SITEWORK	\$ 1,661,237
				TOTAL TRADE COST	\$ 8,963,530

RESOLUTION OF THE PLANNING AND ZONING COMMISSION

RESOLVED, that the Planning and Zoning Commission of the Town of Waterford approves the following project pursuant to Section 8-24 of the General Statutes of Connecticut:

Improvements to the Oswegatchie Fire House Facility per application #PL-25—3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff reports.

The resolution was approved by 4 votes in favor and 0 votes opposed.

RECEIVED FOR RECORD
WATERFORD, CT
2025 APR 23 | A 8:29
ATTEST: *[Signature]*
TOWN CLERK

[Signature]

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

RECEIVED FOR RECORD
WATERFORD, CT
2025 MAR 24 AM 8:00
March 25, 2025
6:30 PM
ATTEST: *[Signature]*
TOWN CLERK

AGENDA

Planning & Zoning Commission Town Hall

Meeting Documents

https://ct-waterford.civicplus.com/AgendaCenter/Planning-Zoning-Commission-33/?#_03252025-2038

ITEM #1 CALL TO ORDER/APPOINTMENT OF ALTERNATES

ITEM #2 PLEDGE OF ALLEGIANCE

ITEM #3 APPROVAL OF THE February 11, 2025 MEETING MINUTES

ITEM #4 APPLICATION RECEIPT

#PL-25-4 Request of James Gerrish, Applicant and Peter VanArnam, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 163 Oswegatchie Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Location Survey, Prepared for James G. Gerrish for Property Located at 163 Oswegatchie Road Town of Waterford County of New London Connecticut"

APPLICATION WAS RECEIVED:

2/25/25

ACTION REQUIRED BY:

5/8/25

ITEM #5 APPLICATION REVIEW

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application" dated revised 2/7/2025.

ACTION REQUIRED BY:

4/16/25

ITEM #6 EXECUTIVE SESSION

Discussion of the following pending lawsuit entitled:

1721, LLC v. Waterford Planning and Zoning Commission; Docket Number HHD-CV24-6195785-S

ITEM #7 ADMINISTRATIVE REVIEW

ITEM #8 CORRESPONDENCE

ITEM #9 COMMISSION BUSINESS

- A. Discussion to schedule POCD meeting date
- B. Review of past months' and ongoing projects
- C. Upcoming projects

ITEM #10 ADJOURNMENT

Katrina Kotfer
Katrina Kotfer,
Recording Secretary

PLANNING AND ZONING COMMISSION MEETING M I N U T E S

Planning & Zoning Commission
Town Hall

March 25, 2025
6:30 PM

Members Present: Karen Barnett, Tim Bleasdale, Tim Conderino
Members Absent: Chairman Greg Massad and Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Joseph DiBuono
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner
and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

T. Bleasdale called the meeting to order at 6:30 PM. D. Crum was seated for G. Massad.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

MOTION: Motion made by K. Barnett, seconded by D. Crum, to approve the February 11, 2025 meeting minutes.

VOTE: 4-0

4. APPLICATION RECEIPT

#PL-25-4 Request of James Gerrish, Applicant and Peter VanArnam, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 163 Oswegatchie Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Location Survey, Prepared for James G. Gerrish for Property Located at 163 Oswegatchie Road Town of Waterford County of New London Connecticut"

APPLICATION WAS RECEIVED:

2/25/25

ACTION REQUIRED BY:

5/8/25

Staff noted that the application was received by the Commission at the cancelled February 25, 2025 meeting and will be reviewed by the Commission at a future meeting.

5. APPLICATION REVIEW

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application" dated revised 2/7/2025.

ACTION REQUIRED BY:

4/16/25

Brian Phillips, PE., Langdon, Eric Kantor, Architect were present for the application.

B. Phillips gave an overview of the proposed new fire station. He noted that the two lots, 439 and 441 Boston Post Road will be merged into one lot. The subject area is surrounded by the R.

40 residential zone district, that there are wetlands nearby and there is a pocket of wetlands on the site. The project received a favorable review from the Design Review Board on March 11, 2025. The overall site is generally flat with an overall grade towards the rear. The site is currently serviced by public water and sewer. The existing fire station will remain in use during construction and will be demolished after the new fire station is completed and in use. As a result of the project, the amount of impervious surface will be reduced. The project will be constructed to include dark sky compliant light fixtures.

T. Conderino asked where the trucks will be washed. B. Phillips noted that the trucks will be washed inside the building.

D. Crum asked if there will be any issues during demolition that will impact Boston Post Road. B. Phillips noted no issues are anticipated.

Eric Cantor, architect reviewed the building elevations and interior layout with the Commission.

M. Wujtewicz reviewed the staff report with the Commission.

The Commission discussed the following findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 7A.2.3 of the Waterford Zoning Regulations.
2. The application meets the criteria for a modified site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-02 for regulated inland wetland activities.
4. The Waterford Conservation Commission issued a report of its action on application #C-25-02 in accordance with CGS §8.3(g).
5. The project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.
6. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission.

The Commission discussed the following modifications and conditions:

1. As a result of the site improvements extending onto both parcels, the two parcels known as 439 and 441 Boston Post Road shall be merged into one parcel. This shall be completed prior to filing the plans on the land records.
2. Construction phasing and the implementation of measures to separate the continuing operation of services from the construction activities shall be strictly adhered to as identified on the plan.
3. All conditions of approval for Inland Wetland Permit #C-25-02 shall be incorporated into this decision as if fully set forth herein.

MOTION:

Motion made by K. Barnett, seconded by D. Crum to approve with modifications and conditions, the Site Plan for the new Oswegatchie Fire House Facility application #PL-25-3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report.

VOTE:

4-0

6. EXECUTIVE SESSION

Discussion of the following pending lawsuit entitled:
1721, LLC v. Waterford Planning and Zoning Commission;
Docket Number HHD-CV24-6195785-S

Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner, Robert Avena, Esq., Town Attorney and Katrina Kotfer, Recording Secretary were invited in by the Commission to enter executive session.

MOTION: Motion made by K. Barnett, seconded by T. Conderino, to enter into executive session at 7:05 pm.

VOTE: 4-0

MOTION: Motion made by T. Conderino seconded by K. Barnett, to leave executive session at 7:50 pm with no votes taken.

VOTE: 4-0

7. ADMINISTRATIVE REVIEW

No action was taken.

8. CORRESPONDENCE

No correspondence was received.

9. COMMISSION BUSINESS

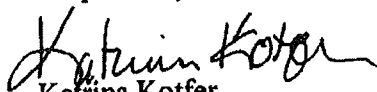
M. Wujtewicz gave a brief update on projects currently under construction.

10. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by T. Conderino to adjourn at 8:00 pm.

VOTE: 4-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: March 11, 2025

TITLE: Staff Report: Oswegatchie Fire Station
439 & 441 Boston Post Road
Site Plan
Application PL-25-3

EXECUTIVE SUMMARY

The project as proposed is to construct an approximate 10,160 square foot footprint fire station building located at 439 & 441 Boston Post Road. The parcels are located within the Neighborhood Business and Professional Office (NBPO) Zone District with a combined area of approximately 2 acres. The parcels are also located within the Connecticut Coastal Area Management (CAM) boundary. The existing firehouse is approximately 12,000 square feet and located on the 439 Boston Post Road parcel while the associated parking lot is located on the 441 Boston Post Road parcel. In addition to the construction of the new fire station building, other site improvements include new concrete sidewalks and paved parking areas, stormwater quality elements and utilities. The proposed building will be served by the existing municipal water and sewer system.

The existing firehouse facility will remain in operation while the new building is being constructed. The plan identifies temporary procedures and phasing of work that will be implemented during the construction and demolition that will separate the activities in order to maintain the ongoing operation of services conducted on the site. Once the new building is constructed and associated site improvements are completed, the existing facility building will be demolished and any remaining site improvements in the area of the demolished building will be completed.

Prior Planning and Zoning Commission approvals granted for this project site include two Connecticut General Statute (CGS) 8-24 approvals. PL-24-3 was approved by the Commission on January 23, 2024 for the purchase of the two parcels. On January 14, 2025, CGS 8-24 application PL-25-1 was approved by the Commission for the improvements to the property, which is the subject of this site plan application.

The application has been reviewed and approved by the Waterford Conservation Commission through the issuance of Inland Wetland Permit #C-25-02. A copy of the Conservation Commission Action has been submitted into the record.

BACKGROUND

Pertinent Regulations

CGS 8-3(g)

Section 7A – Neighborhood Business and Professional Office (NBPO)

Section 7A.2.3 – Municipal office and facilities

Section 22 – Site Plans

Section 22b – Design Review of Site and Building Requirements

Section 25.4 – Coastal Area Management

This application was received by the Commission on February 11, 2025.
Action on this application must be no later than April 16, 2025.

DISCUSSION

In order for the Commission to approve a site plan it must find that the plan is consistent with the Town of Waterford Zoning Regulations. The Commission must act on the plan initially submitted for review and can find that the site plan is either compliant with the Zoning Regulations or it may approve the plan with modifications that are required to be implemented prior to filing on the land records.

A portion of the project is located within the Connecticut Coastal Area Management (CAM) boundary, therefore an application for a Coastal Area Management Site Plan Permit was submitted into the record. Coastal resources identified were shorelands and inland freshwater wetlands. The plan was found to be consistent with Coastal Resource policies and any potential temporary adverse impacts during construction of the project is mitigated through the implementation of appropriate erosion and sedimentation control measures in accordance with the CT Guidelines for Soil Erosion and Sediment Control. The proposed stormwater management design includes onsite infiltration promoting groundwater recharge and reducing peak flows.

Activity associated with the construction of the proposed facility will impact approximately 20,000 square feet of area within the upland review area of two wetlands identified on the plan as Wetland #1 and Wetland #2. As a result, an application for Inland Wetland Permit #C-25-02 was submitted to the Waterford Conservation Commission. Inland Wetland Permit #C-25-02 was approved with conditions by the Conservation Commission to conduct authorized regulated activities associated with the construction of the new fire station, associated paved area and stormwater treatment. In accordance with CGS §8-3(g) a report of the Conservation Commission action was submitted into the record.

The applicant submitted a Stormwater Management Report into the record. The report noted that the existing conditions on the site include approximately 52,200 square feet of impervious

cover, while the proposed improvements will provide for a net reduction in impervious area by approximately 20,700 square feet. The report indicates that the design of the Stormwater Management System is in conformance with the 2024 CTDEEP Stormwater Quality Manual, the 2000 CTDOT Drainage Manual and that the system as proposed will effectively manage the quality and quantity of stormwater runoff.

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 7A.2.3 of the Waterford Zoning Regulations.
2. The application meets the criteria for a modified site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-02 for regulated inland wetland activities.
4. The Waterford Conservation Commission issued a report of its action on application #C-25-02 in accordance with CGS §8.3(g).
5. The project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.
6. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission.

and that the Commission approve the proposal with the following modifications and conditions:

1. As a result of the site improvements extending onto both parcels, the two parcels known as 439 and 441 Boston Post Road shall be merged into one parcel. This shall be completed prior to filing the plans on the land records.
2. Construction phasing and the implementation of measures to separate the continuing operation of services from the construction activities shall be strictly adhered to as identified on the plan.
3. All conditions of approval for Inland Wetland Permit #C-25-02 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion

To approve with modifications and conditions, the Site Plan for the new Oswegatchie Fire House Facility application #PL-25-3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 and 3 and to adopt the findings 1 thru 6 of the staff report.

**PLANNING AND ZONING COMMISSION
MEETING M I N U T E S**

Planning & Zoning Commission
Town Hall

March 25, 2025
6:30 PM

Members Present: Karen Barnett, Tim Bleasdale, Tim Conderino
Members Absent: Chairman Greg Massad and Victor Ebersole
Alternates Present: Doris Crum
Alternates Absent: Joseph DiBuono
Staff Present: Jonathan Mullen, AICP, Planning Director, Mark Wujtewicz, Planner
and Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

T. Bleasdale called the meeting to order at 6:30 PM. D. Crum was seated for G. Massad.

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

MOTION: Motion made by K. Barnett, seconded by D. Crum, to approve the February 11, 2025 meeting minutes.

VOTE: 4-0

4. APPLICATION RECEIPT

#PL-25-4 Request of James Gerrish, Applicant and Peter VanArnam, Owner for a Coastal Site Plan review and approval for a new single family home on property located at 163 Oswegatchie Road, R-40 Zone in accordance with Sections 5.1.1 and 25.4 of the Zoning Regulations and as shown on plans entitled "Zoning Location Survey, Prepared for James G. Gerrish for Property Located at 163 Oswegatchie Road Town of Waterford County of New London Connecticut"
APPLICATION WAS RECEIVED: 2/25/25
ACTION REQUIRED BY: 5/8/25

Staff noted that the application was received by the Commission at the cancelled February 25, 2025 meeting and will be reviewed by the Commission at a future meeting.

5. APPLICATION REVIEW

#PL-25-3 – Request of the Town of Waterford, owner and applicant, for a site plan review and approval for a new Oswegatchie Fire Station on property located at 439 and 441 Boston Post Road, NBPO zone in accordance with sections 7a.2.3, 22 and 25.4 of the Zoning Regulations and as shown on plans titled "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut, Site Plan/Design Review/Coastal Site Plan Application" dated revised 2/7/2025.
ACTION REQUIRED BY: 4/16/25

Brian Phillips, PE., Langdon, Eric Kantor, Architect were present for the application.

B. Phillips gave an overview of the proposed new fire station. He noted that the two lots, 439 and 441 Boston Post Road will be merged into one lot. The subject area is surrounded by the R-

MOTION: Motion made by K. Barnett, seconded by D. Crum to approve with modifications and conditions, the Site Plan for the new Oswegatchie Fire House Facility application #PL-25-3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 thru 3 and to adopt the findings 1 thru 6 of the staff report.

VOTE: 4-0

6. EXECUTIVE SESSION

Discussion of the following pending lawsuit entitled:
1721, LLC v. Waterford Planning and Zoning Commission;
Docket Number HHD-CV24-6195785-S

Jonathan Mullen, Planning Director, Mark Wujtewicz, Planner, Robert Avena, Esq., Town Attorney and Katrina Kotfer, Recording Secretary were invited in by the Commission to enter executive session.

MOTION: Motion made by K. Barnett, seconded by T. Conderino, to enter into executive session at 7:05 pm.

VOTE: 4-0

MOTION: Motion made by T. Conderino seconded by K. Barnett, to leave executive session at 7:50 pm with no votes taken.

VOTE: 4-0

7. ADMINISTRATIVE REVIEW

No action was taken.

8. CORRESPONDENCE

No correspondence was received.

9. COMMISSION BUSINESS

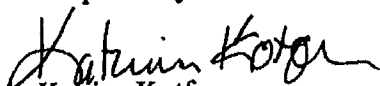
M. Wujtewicz gave a brief update on projects currently under construction.

10. ADJOURNMENT

MOTION: Motion made by D. Crum, seconded by T. Conderino to adjourn at 8:00 pm.

VOTE: 4-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary



DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planner

DATE: March 11, 2025

TITLE: Staff Report: Oswegatchie Fire Station
439 & 441 Boston Post Road
Site Plan
Application PL-25-3

EXECUTIVE SUMMARY

The project as proposed is to construct an approximate 10,160 square foot footprint fire station building located at 439 & 441 Boston Post Road. The parcels are located within the Neighborhood Business and Professional Office (NBPO) Zone District with a combined area of approximately 2 acres. The parcels are also located within the Connecticut Coastal Area Management (CAM) boundary. The existing firehouse is approximately 12,000 square feet and located on the 439 Boston Post Road parcel while the associated parking lot is located on the 441 Boston Post Road parcel. In addition to the construction of the new fire station building, other site improvements include new concrete sidewalks and paved parking areas, stormwater quality elements and utilities. The proposed building will be served by the existing municipal water and sewer system.

The existing firehouse facility will remain in operation while the new building is being constructed. The plan identifies temporary procedures and phasing of work that will be implemented during the construction and demolition that will separate the activities in order to maintain the ongoing operation of services conducted on the site. Once the new building is constructed and associated site improvements are completed, the existing facility building will be demolished and any remaining site improvements in the area of the demolished building will be completed.

Prior Planning and Zoning Commission approvals granted for this project site include two Connecticut General Statute (CGS) 8-24 approvals. PL-24-3 was approved by the Commission on January 23, 2024 for the purchase of the two parcels. On January 14, 2025, CGS 8-24 application PL-25-1 was approved by the Commission for the improvements to the property, which is the subject of this site plan application.

cover, while the proposed improvements will provide for a net reduction in impervious area by approximately 20,700 square feet. The report indicates that the design of the Stormwater Management System is in conformance with the 2024 CTDEEP Stormwater Quality Manual, the 2000 CTDOT Drainage Manual and that the system as proposed will effectively manage the quality and quantity of stormwater runoff.

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings:

1. The application is for a use subject to a Site Plan approval, pursuant to Section 7A.2.3 of the Waterford Zoning Regulations.
2. The application meets the criteria for a modified site plan approval, pursuant to Section 22 of the Waterford Zoning Regulations, subject to modifications listed.
3. The Waterford Conservation Commission issued Inland Wetland Permit# C-25-02 for regulated inland wetland activities.
4. The Waterford Conservation Commission issued a report of its action on application #C-25-02 in accordance with CGS §8.3(g).
5. The project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.
6. This application has been reviewed by the Town of Waterford Design Review Board in accordance with Section 22b of the Waterford Zoning Regulations and which Board submits a positive report to the Planning and Zoning Commission.

and that the Commission approve the proposal with the following modifications and conditions:

1. As a result of the site improvements extending onto both parcels, the two parcels known as 439 and 441 Boston Post Road shall be merged into one parcel. This shall be completed prior to filing the plans on the land records.
2. Construction phasing and the implementation of measures to separate the continuing operation of services from the construction activities shall be strictly adhered to as identified on the plan.
3. All conditions of approval for Inland Wetland Permit #C-25-02 shall be incorporated into this decision as if fully set forth herein.

Proposed Motion

To approve with modifications and conditions, the Site Plan for the new Oswegatchie Fire House Facility application #PL-25-3 located at 439 & 441 Boston Post Road, with modifications and conditions 1 and 3 and to adopt the findings 1 thru 6 of the staff report.

MEMO

Coastal Site Plan Application
441 & 439 Boston Post Rd.
Waterford, Connecticut
Langan Project No.: 140286501
07 February 2025- Page 3 of 3

Evaluation of Impacts or Effects the Project Will Have on Future Water-Dependent Uses

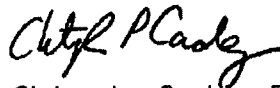
The site is not on a waterfront location and therefore has very little or no potential for water-dependent uses or water-dependent development. As such, there are no impacts proposed by the development and no mitigation measures required.

If there are any questions or comments, please feel free to contact our office.

Sincerely,
Langan CT, Inc.



Brian Phillips, P.E.
Senior Project Manager



Christopher Cardany, P.E., LEED AP
Principal/Vice President

\\langan.com\data\vhv\data5\140286501\project data\discipline\site civil\permit apps\coastal site plan application\2025-02-07 oswegatchie fire station-cam narrative.docx

LANGAN

MEMO

Coastal Site Plan Application
441 & 439 Boston Post Rd.
Waterford, Connecticut
Langan Project No.: 140286501
07 February 2025- Page 2 of 3

use without significantly disrupting either the natural environment or sound economic growth.

Consistency with Coastal Resource and Activities Policies

In accordance with the policies noted above, the proposed development includes erosion controls throughout construction, stormwater quality and quantity improvements, and a limited development area so as not to encroach on any inland freshwater wetlands and watercourses.

The proposed development will be designed in accordance with the CT Stormwater Quality Manual and CT Guidelines for Soil Erosion and Sediment Control. Controls to be implemented throughout construction include anti-track pad construction entrances, silt fences backed by hay bales, and temporary sediment traps. These controls will help minimize the passage of sediment and pollutants from the limit of development.

Stormwater quality and quantity improvements include catch basins with deep sumps, a rain garden to promote infiltration, riprap scour pads and level spreaders at stormwater outfalls, and vegetated swales with check dams. These proposed improvements are designed to attenuate stormwater peak flows for all storm events up to and including the 100-year storm event. Additionally, per the 2024 CT Stormwater Quality Manual requirements, peak stormwater runoff from each individual onsite watershed where site development is proposed will be reduced by 50% for the 2-year storm event. These measures will be implemented to reduce stormwater peak flows, promote infiltration of stormwater and groundwater recharge, improve water quality, and minimize the passage of pollutants to the onsite wetlands, offsite drainage networks and the adjacent coastal resources noted in this memorandum.

The extent of site development is proposed within the 100-foot upland review area of both inland freshwater wetland areas, however no further encroachments are proposed beyond the existing site disturbances. The project has submitted a wetlands application to the Waterford Conservation Commission and was approved at their January 23, 2025 meeting.

Evaluation of Potential Benefits and Adverse Impacts of the Project

The potential adverse impacts of the project to the applicable coastal resources include erosion during construction and stormwater runoff following construction. Additionally, the project proposes to maintain the undeveloped wooded and wetland area to the north of the site. Other benefits include the implementation of stormwater infrastructure to reduce stormwater runoff, promote infiltration, and improve water quality.

In order to mitigate the potential adverse impacts, the project proposes the previously mentioned sediment and erosion control measures to minimize the passage of sediment and other pollutants from the site during construction. The permanent stormwater infrastructure is designed to reduce stormwater peak flows from the development for all storms up to and including the 100-year storm event and promote onsite infiltration and groundwater recharge.

To: Mark Wujtewicz | Waterford Planning & Development

From: Brian Phillips, P.E.
Chris Cardany, P.E.

Date: 07 February 2025

Re: Coastal Site Plan Application
Oswegatchie Fire Station
441 & 439 Boston Post Rd.
Waterford, Connecticut
Langan Project No.: 140286501

Project Description

This Coastal Site Plan Application memorandum has been prepared in support of the proposed Oswegatchie Fire Station project at 441 Boston Post Road. The project includes the phased demolition of the existing fire station building and the construction of a new fire station along with associated site improvements including parking, utilities, landscaping, and lighting.

Coastal and Other Resources

Portions of the property lie within the Connecticut Coastal Boundary line, however only about half of the proposed development will fall within this boundary. Following review of the State Coastal Resources Maps (Niantic), the coastal resources on site include only shorelands. The only other identified natural features of the development site are shorelands and inland freshwater wetlands both on the parcel and offsite to the north. No significant historical or cultural resources have been identified within the limit of development. The property also contains no floodplain.

Coastal Resource and Activities Policies (CT Coastal Management Manual)

- General Resources (1, 2, 3, 4) – To preserve and enhance coastal resources in accordance with the applicable policies established by the state.
- Shorelands (42) – To regulate shoreland use and development in a manner with minimizes adverse impacts upon adjacent coastal systems and resources.
- Freshwater Wetlands & Watercourses (27, 28) – To protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution, etc.
- General Development (49, 50, 51) – To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or

6. Potential Adverse Impacts on Water-dependent Uses (for project or activity is proposed at a waterfront site)

- a. Identification of existing and/or proposed Water-dependent Uses: Attach a description of the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.):
- b. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities

	<i>Applicable</i>	<i>Not Applicable</i>	<i>Mitigation Proposed</i>
i. Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use	☐	☒	☐
ii. Replacing an existing water-dependent use with a non-water dependent use	☐	☒	☐
iii. Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters	☐	☒	☐

7. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

4. Coastal Use and Activities Policies and Standards

- a. Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- | | |
|---|--|
| ☒ General Development | ☐ Sewer and Water Lines |
| ☐ Water-Dependent Uses | ☐ Energy Facilities |
| ☐ Ports and Harbors | ☐ Fuel, Chemicals and Hazardous Materials |
| ☐ Coastal Structures and Filling | ☐ Transportation |
| ☐ Dredging and Navigation | ☐ Solid Waste |
| ☐ Boating | ☐ Dams, Dikes and Reservoirs |
| ☐ Fisheries | ☐ Cultural Resources |
| ☐ Coastal Recreation and Access | ☐ Open Space and Agricultural Lands |

- b. Consistency With Applicable Coastal Use Policies And Standards

Attach an explanation of how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. For projects proposed at waterfront sites (including those with tidal wetlands frontage), particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below:

5. Mitigation of Adverse Impacts and Overall Consistency (*all applications*)

Attach a summary addressing each of the following:

- Describe the methods proposed to mitigate any adverse impacts.
- Explain why adverse impacts are not being mitigated, if applicable.
- Summarize why the project as proposed is consistent with the Connecticut Coastal Management Act

c. Identification of Potential Adverse Impacts on Coastal Resources

Please complete this section for all projects. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column must be checked if the proposed activity has the potential to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

<u>Potential Adverse Impacts on Coastal Resources</u>	<u>Applicable</u>	<u>Not Applicable</u>	<u>Mitigation Proposed</u>
i. Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions	☐	☒	☐
ii. Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	☐	☒	☐
iii. Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours	☐	☒	☐
iv. Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff	☐	☒	☐
v. Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction	☐	☒	☐
vi. Degrading visual quality through significant alteration of the natural features of vistas and view points	☐	☒	☐
vii. Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity	☐	☒	☐
viii. Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat	☐	☒	☐

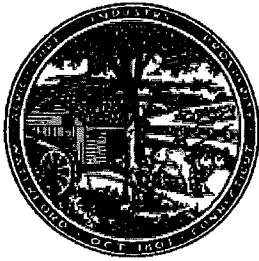
3. Coastal Resources and Policies

- a. By placing a check mark in the appropriate box(es), identify the coastal resources and their policies for each that is located on and adjacent to the property or that may be influenced by the activities associated with the application. Note: A resources may be located on site, adjacent and be off-site but influenced by the activities. Refer to CGS §22a-92(a) for General Coastal Resource Policy, CGS§221-92(b)(2) and CGS §22a-93(7) for definitions of each corresponding policy's coastal resource.

Coastal Resource	On-site	Adjacent	Off-site but within Influence
General Coastal Resources	X		
Beaches and Dunes			
Bluffs & Escarpments			
Coastal Hazard Area			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters			
Development Shorefront			
Freshwater Wetlands and Watercourses	X		
Intertidal Flats			
Islands			
Rocky Shorefront			
Shellfish Concentration Area			
Shorelands	X		
Coastal Hazard Area ID Type (i.e. VE, A, etc.)		NA	NA
Base Flood Elevation		NA	NA
Tidal Wetlands			

- b. Consistency with Coastal Resources and Policies.

Attached a typed and briefly statement of how the resources checked are consistent or inconsistent with coastal resource policies.



Town of Waterford

Building, Conservation, Planning and Zoning

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Rev: 07/24/14

PZC Form 2:

Application for Coastal Area Management Site Plan Permit

Property Address: 441 & 439 Boston Post Road, Waterford, CT

1. General

- a. This form must be submitted in conjunction with *PZC Form 1: Planning and Zoning Application* or, in the case of minor activities and if permitted by the Zoning Enforcement Officer, *Zoning Compliance Permit*.
- b. This form does not supersede or take the place of any state or federal permits. The applicant shall consult with the necessary agencies to review the possibility of additional permits, including general or individual permits that may be required for specific activities.

2. Authority

Consistent with Connecticut General Statutes, Chapter 444, Secs. 22a-90 to 22a-113j, Waterford's Planning and Zoning Commission, acting in the capacity of the Town's Zoning Commission, regulates certain activities upon properties which lie completely or partially within the coastal area as defined by CGS §22a-94(b). Specifically, the Commission's is authorized, cited in part, by the following:

Sec. 22a-105. Coastal site plan reviews. (a) Coastal municipalities shall undertake coastal site plan reviews in accordance with the requirements of this chapter.

(b) The following site plans, plans and applications for activities or projects to be located fully or partially within the coastal boundary and landward of the mean high water mark shall be defined as "coastal site plans" and shall be subject to the requirements of this chapter: (1) Site plans submitted to a zoning commission in accordance with section 22a-109; (2) plans submitted to a planning commission for subdivision or resubdivision in accordance with section 8-25 or with any special act; (3) applications for a special exception or special permit submitted to a planning commission, zoning commission or zoning board of appeals in accordance with section 8-2 or with any special act; (4) applications for a variance submitted to a zoning board of appeals in accordance with subdivision (3) of section 8-6 or with any special act, and (5) a referral of a proposed municipal project to a planning commission in accordance with section 8-24 or with any special act.

Site Permit Narrative
Oswegatchie Fire Station
441 Boston Post Road
Waterford, CT 06385
Langan Project No.: 140286501
02/07/2025

station in that the parcel is identified in the Future Land Use Plan as an Institutional/ Community Facility (pg. 81).

Portions of the proposed building and associated site work fall within the 100-foot upland review area for two delineated wetland areas. A separate inland wetland and watercourses permit has been filed with the Conservation Commission and that application received approval at the Commission's meeting on January 23, 2025.

Site Permit Narrative
Oswegatchie Fire Station
441 Boston Post Road
Waterford, CT 06385
Langan Project No.: 140286501
02/07/2025

STATEMENT OF USE

This narrative has been prepared in support of the site plan/design review board/coastal site plan permit applications for the proposed fire station and associated site work at the Oswegatchie Fire Station at 441 Boston Post Road in Waterford, CT. The project includes a new fire station and the demolition of the existing fire station once the new station is online. Associated site work includes new concrete sidewalks, bituminous concrete paved parking and drive aisles, stormwater quality and utility improvements, and new landscaping and lighting. The proposed fire station will provide improved life safety services for the residents of Waterford.

The site is located within the Neighborhood Professional Business Office district, and the existing use of a municipal building (fire station) will be maintained. The project will adhere to all bulk zoning requirements, including parking, as outlined in the Zoning Chart on the Site Plan sheet CS101 in the attached set of plans. The proposed project is expected to operate very similarly and generate similar traffic volumes and traffic patterns as the current fire station. The site is currently served by public electric, water, and sanitary sewer services which will be maintained, and a new propane storage tank added in the rear of the proposed structure. The existing fire station to be demolished is approximately 12,000 square feet and the proposed station is approximately 10,160 square feet.

The building has been designed in a way to act as a transition between residential and non-residential type uses. Given that there is a mix in the site's surroundings, the structure has a shingled gable roof and fiber cement siding to blend with existing residences while providing the necessary site amenities a municipal building of the town needs to function. Ample space and buffer have been provided on all sides to make sure the firehouse seamlessly blends into the neighborhood and that it does not impact the character of any existing structures along Boston Post Road.

The project applied for and received approval in accordance with CGS Section 8-24 at the January 14, 2025 Planning and Zoning Commission meeting. The Commission found that the proposed project is consistent with the stated goal in the 2012 Plan of Conservation and Development, Community Facilities chapter to "provide adequate services and facilities to meet community needs" (pg. 66), Section A "Monitor and Adapt to Changing Community Facility Needs" (pg. 67), the Development Future Land Plan "community facilities and institutional uses will be encouraged and configured to enhance the overall community" (pg. 80), and consistency with the location of the proposed fire

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: ☐ Yes ☐ No

Site Plan Statement of Use

2/7/25

Coastal Site Plan Narrative

2/7/25

Site/Architecture Plans

2/7/25

Stormwater Report

2/7/25

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: ☐ Yes ☐ No

Discipline: Civil Engineering Telephone: 203-562-5771
Name: Christopher Cardany Fax: _____
Company: Langan Email: ccardany@langan
License(s)/ Accreditations: Professional Engineer License(s)/ Accreditation No(s): 21995

Discipline: Landscape Architecture Telephone: 203-562-5771
Name: Kristen Mitchell Fax: _____
Company: Langan Email: kmitchell@langan.com
Licenses and/or Accreditations: Landscape Architect License/ Accreditation No(s): 1659

Discipline: Architect Telephone: 203-230-9007
Name: David Stein Fax: _____
Company: Silver Petrucelli & Assoc. Email: dstein@silverpetrucelli.com
Licenses and/or Accreditations: Architect License/ Accreditation No(s): 8854

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or Accreditations: _____ License/ Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
Licenses and/or Accreditations: _____ License/ Accreditation No(s): _____

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): <u>NBPO</u>		
Item	Required	Proposed
Minimum Lot Size	20,000 sf	87,087 sf
Frontage	100 ft	311 ft
Front Yard	25 ft	33.5 ft
Side Yard	15 ft	16.4 ft
Rear Yard	50 ft	99.3 ft
Building Line	100 ft	+/-290 ft
Building Coverage	25%	11%
Parking ⁶	21 Spaces	26 Spaces
Landscaping	N/A	N/A
Impermeable Coverage	N/A	N/A

Note:

See Planting Plan sheet LP101 for required landscape buffer.

Parking count calculated using guidelines in Section 7A.8 and Section 20.3.c in the Town of Waterford Zoning Section. Please see the Zoning Chart on the Site Plan sheet CS101.

⁶ Attach method used to determine the number of parking spaces required.

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

☐☒

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐

Fixed Zone

☐

Floating Zone

☐

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

☐☒

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

☐☒

c. Is this application for a change to a district already established within the regulations? Identify: _____

Supporting materials:

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

9. Additional Information

Yes No

- ☐ ☒ a. Is any part of the site within 500' of the Town line? Which town: _____
- ☐ ☒ b. Will any egress or ingress for the property use streets within an adjoining municipality?
- ☐ ☒ c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- ☒ ☐ d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- ☐ ☒ e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- ☒ ☐ f. Is public water available or proposed to the site? Identify: Available in Rt 1
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: Available in Rt 1
- ☒ ☐ h. Is there a utility, drainage or other easement(s) on the site? Specify: Utility Easements (outside development area)
- ☐ ☒ i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____ / _____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)Have previous permits been issued for the Property: ☒ Yes ☐ No (List singularly; attached additional pages if necessary)Date IssuedIssuing AgencyApproved Use/Activity

01/23/24

PZC

CGS 8-24 (Purchase of Property)

01/14/25

PZC

CGS 8-24 (Municipal Improvement)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

8. Natural and Cultural Resources

Yes	No		% of Property
☒	☐	a. Are inland wetlands present on site? Total SF/AC <u>3,010</u> / <u>0.7</u>	<u>3.5</u>
☐	☒	b. Are tidal wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	c. Are their known or suspected vernal pools on the property?	
☐	☒	d. CT DEEP NDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>	
☐	☒	e. Are floodplains or flood hazard areas on the property?	
		Identify: _____	
☐	☒	f. Is the property located within a local, state or national historic district?	
		If yes identify district name: _____	
☐	☒	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?	
		If yes, identify: _____	

2. Applicant Information

Name: _____

Title: _____

Company: _____

Address: _____

City/State: _____

Zip Code: _____

Telephone: _____ Fax: _____ Email: _____

Applicant's Authority to File Application⁵

☐ Legal Owner of Record

☐ Power of Attorney

☐ Contract to Purchase

☐ Other _____

3. Agent Information; if applicable

Name: Brian Phillips

Title: Senior Project Manager

Company: Langan

Address: 555 Long Wharf Drive

City/State: New Haven CT

Zip Code: 06511

Telephone: (203) 562-5771 Fax: _____ Email: bphillips@langan.com

Specify Nature of Agent

☐ Attorney

☒ Civil Engineer

☐ Land Surveyor

☐ Design Professional; _____

☐ Other: _____

Bar/License/Reg. No.: _____

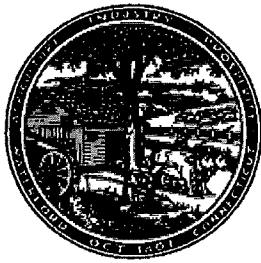
4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? ☐ Yes ☐ No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name: _____	Name: _____
Title: _____	Title: _____
Company: _____	Company: _____
Address: _____	Address: _____
City/State: _____	City/State: _____
Zip Code: _____	Zip Code: _____
Telephone: _____	Telephone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Electronic Submission

Waived: _____ Yes _____ No

PZC Form 1

Planning and Zoning Application

1. Type of Application(s), Use and Property Information (check all that apply)

- | | | |
|--|--|---|
| ☐ Informal Staff Review | ☒ Site Plan/Design Review | ☐ Municipal Project (CGS§8-24) |
| ☐ Special Permit/Design Review ¹ | ☐ Subdivision /Resubdivision | ☐ Lot line Adjustment |
| ☐ Zoning Map Change | ☐ Regulation Amendment(s) | ☐ New District |
| ☐ Multifamily Development | ☒ Coastal Area Management ² | ☐ Earth Excavation |
| ☐ Flood Hazard Area | ☐ Other: _____ | ☐ Other: _____ |

Specify all uses and corresponding section for which this application applies³:

Use: Municipal Facility Section: 7A.2.3

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: Oswegatchie Fire Station If subdivision how many lots?: _____

If applicable, are roadways proposed to be private, public or both:

- ☐ Private ☐ Public ☐ Both⁴

Parcel 1

Map/Block/Lot: 109 / / 745 / /

Street No. & Name: 441 Boston Post Road

Size SF/AC: 24,530 / 0.56

Zoning District(s): NBPO

Parcel 2

Map/Block/Lot: 115 / / 744 / /

Street No. & Name: 439 Boston Post Road

Size SF/AC: 62,557 / 1.44

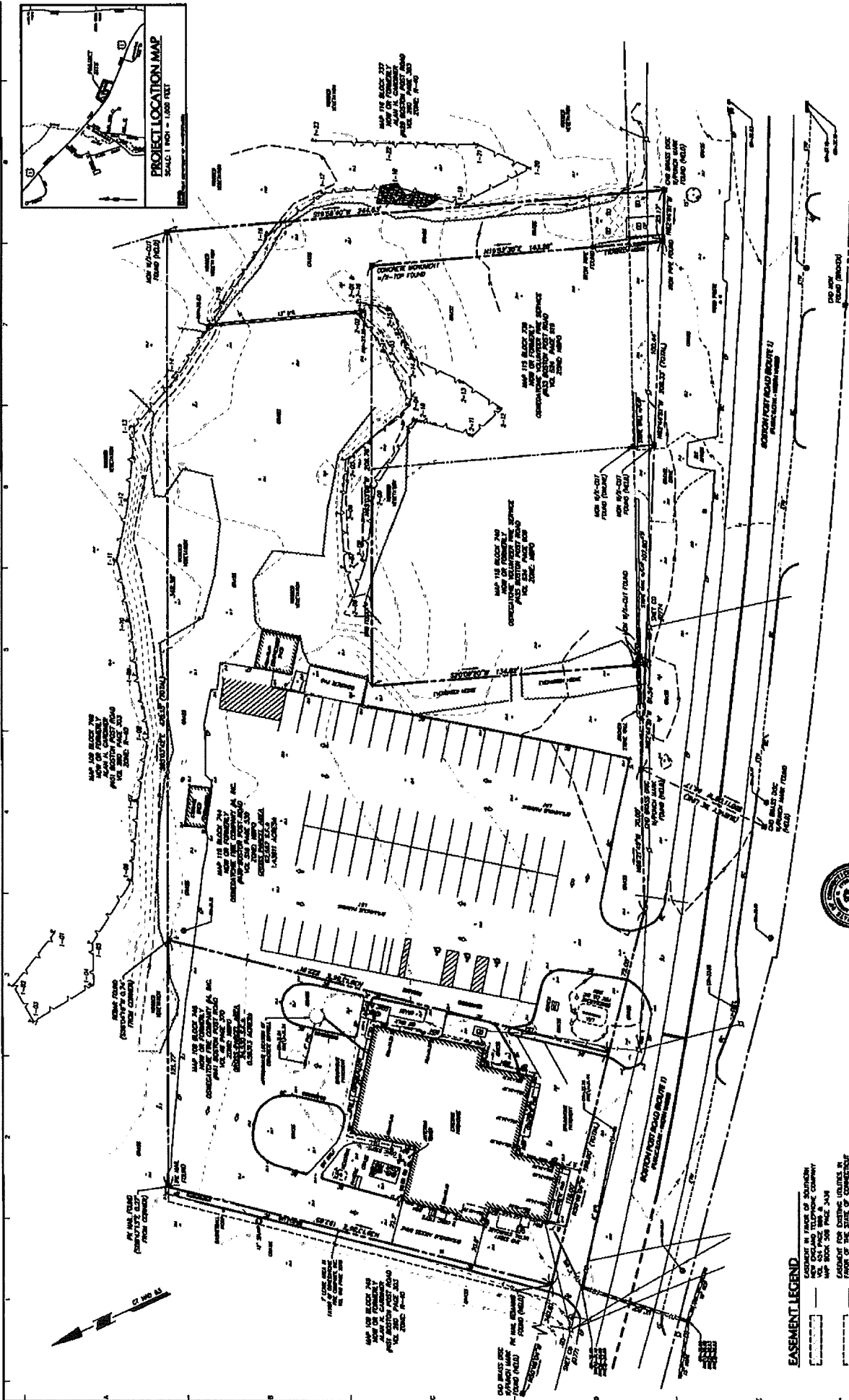
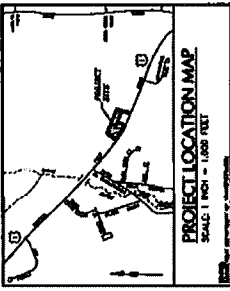
Zoning District(s): NBPO

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.



EASEMENT LEGEND

CASEMENT IN FAVOR OF SOUTHERN
NEW ENGLAND TELEPHONE COMPANY
VOL. 434 PAGE 889 &
MAP BOOK 508 PAGE 3438

CASEMENT FOR EXISTING UTILITIES IN
FAVOR OF THE STATE OF CONNECTICUT
DOT VOL. 430 PAGE 487 &
MAP BOOK 508 PAGE 3123

NOTES

11. NOTE TO STUDENT: FOR NOTES, LEADS AND ASSUMPTIONS.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."

LANGAN

Lange CT, Inc.
258 Long Wharf Ave., 2nd Floor
New Haven, CT 06511
T. 203.363.9771 F. 203.378.8442 www.lange.com

**OSWEGATCHIE FIRE
COMPANY #4, INC.**

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED

BOUNDARY & TOPOGRAPHIC SURVEY

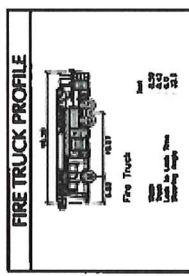
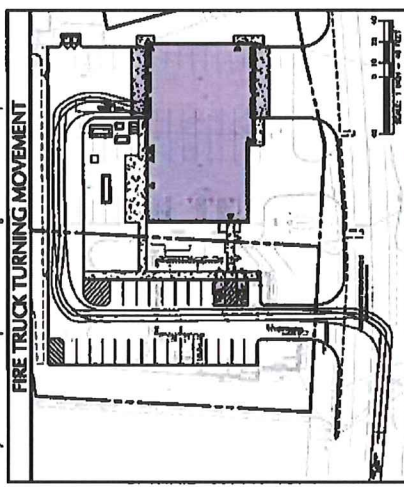
Checked by

VB101

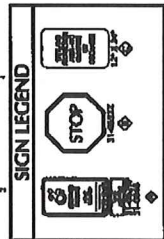
Page 1 of 2

1945 = 1944.12378

REVISIONS	
Date	Description

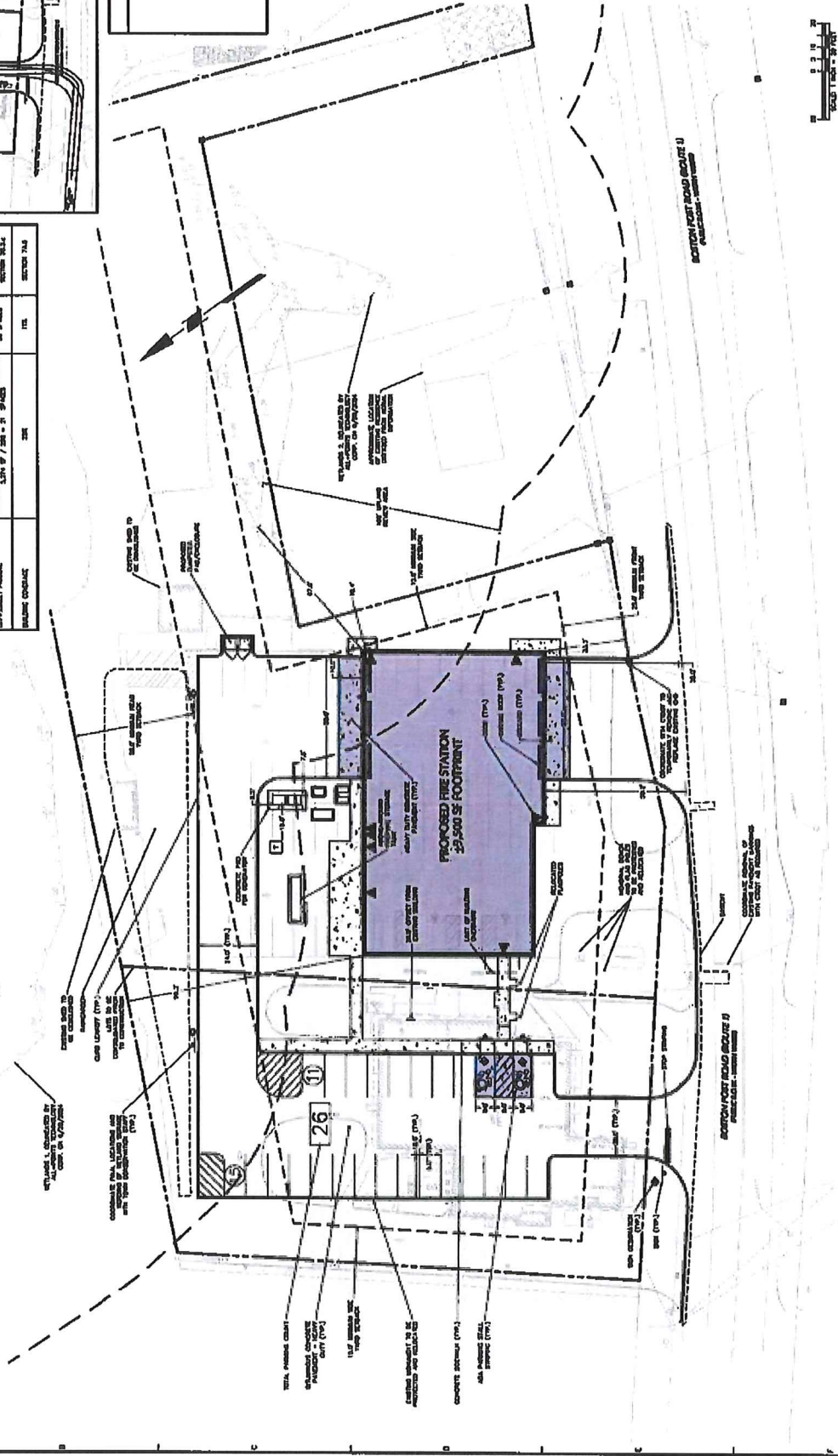
[illegible]

LEGEND		INSTRUCTIONS	
SYMBOLS			
PROPERTY LINE	_____	_____	_____
RAILROAD LINE	=====	=====	=====
WATERWAY	~~~~~	~~~~~	~~~~~
RAILROAD CROSSING	_____	_____	_____
CLIFF LINE	_____	_____	_____
PLASTER GARDEN LINE	_____	_____	_____
CONCRETE	_____	_____	_____
SEE 204	_____	_____	_____
PERMANENT LAND SURVEY	_____	_____	_____



GENERAL NOTES

1. Detailed information on this project may be obtained by contacting the project manager, Mr. J. R. Smith, at (505) 555-1234, or by visiting the project website at www.projectname.com.
2. The project is located on the east side of the city, near the intersection of Main Street and 1st Avenue. The project area is approximately 100,000 square feet.
3. The project is a multi-phase project. The first phase is the construction of the main building. The second phase is the construction of the parking lot. The third phase is the construction of the landscaping.



Revisions		
Date	Description	No.

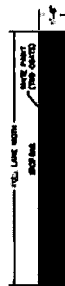


LANGAN
Langan CT, Inc.
566 Long Wharf Drive, 10th Floor
New Haven, CT 06511
T: 203.562.5771 www.langan.com

OSWEGATCHIE FIRE
STATION

SITE PLAN

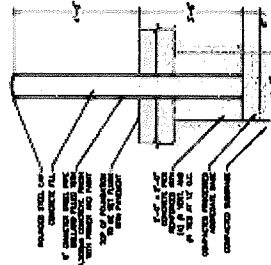
Project No.	1-455555	Date	2/28/03	Drawn By	APF	Checked By	
Drawing No.		CS101					



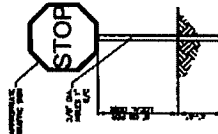
ON-SITE PAVEMENT MARKINGS

DUMPSTER ENCLOSURE

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION



PART FINE AND FINEST COATS TO BE COMPARABLE WITH EXTERIOR
METAL SURFACES. COLORED TO BE APPROVED BY THE PROJECT
MANAGING OFFICE.



ALL FORMS OF DISCRIMINATION
IN THE EMPLOYMENT OF
THE COMPANY "Based on sex, race,
color, religion, age, marital
status, or national origin."
CIVIL RIGHTS WILL BE ENFORCED

ON-SITE SIGN DETAIL

BOLLARD

Revisions		
No.	Description	Date



LANGAN

Langston C7, Inc.
565 Long Wharf Drive, 9th Floor
New Haven, CT 06511

SUBJECT: 1-17-Personnel

OSWEGATCHIE FIRE
STATION

CONFIDENTIAL

SITE DETAILS II

Project No.	1-00000000
Date	3/2/2003
Drawn By	
Checked By	AP

CS502

Drawing No.

THE CITY IS LOCATED THREE MILES E OF RAIL AND HAS CONSIDERABLE OVERSEAS TRAFFIC. A SMALL TOWN IS AT CENTER OF RAILROAD PLANT AND HAS PLANT LABORERS.

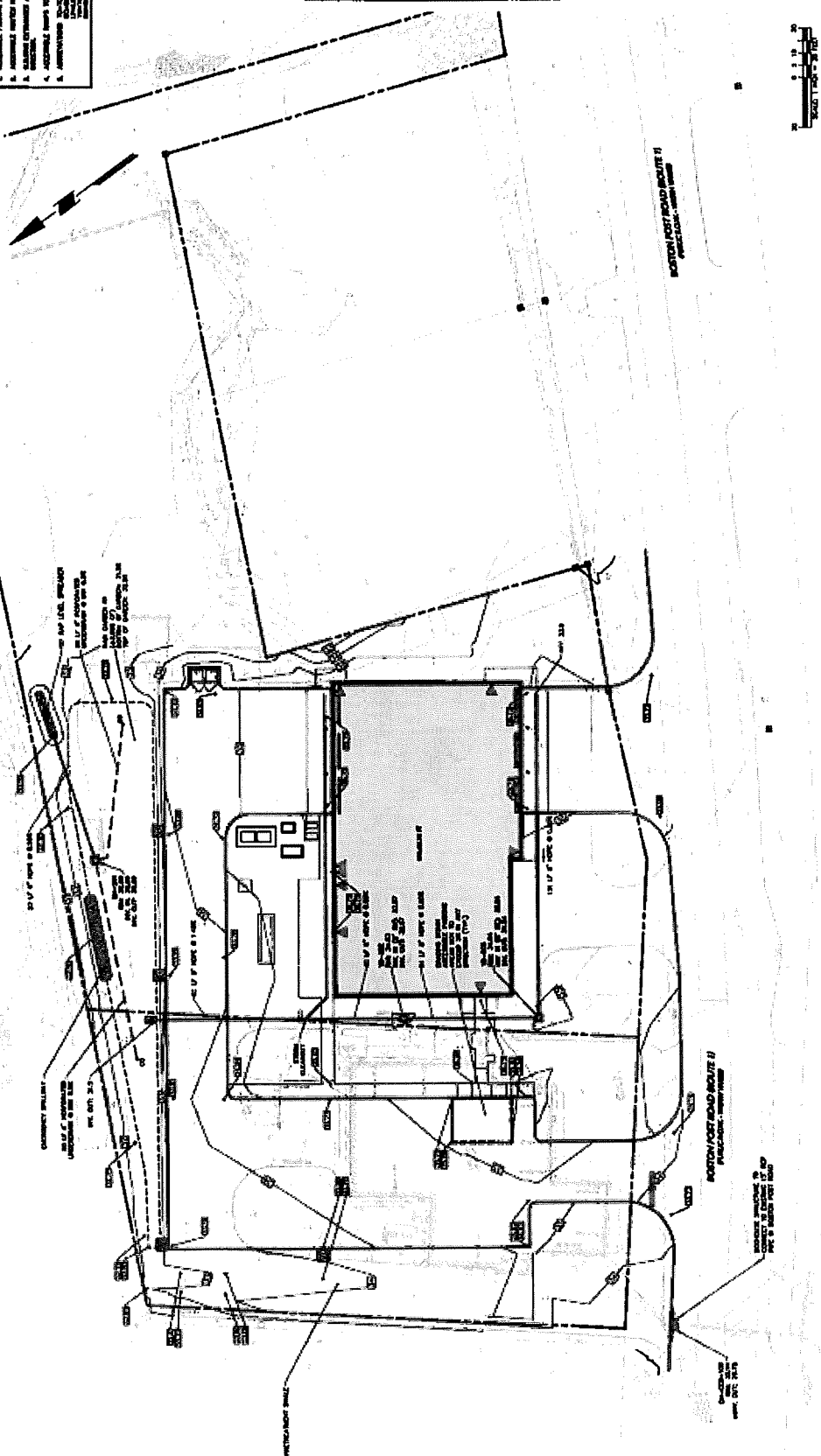
- THE CITY IS LOCATED THREE MILES E OF RAIL AND HAS CONSIDERABLE OVERSEAS TRAFFIC. A SMALL TOWN IS AT CENTER OF RAILROAD PLANT AND HAS PLANT LABORERS.

[illegible]

- [illegible]

1. ACCEPTABLE PASSING GRADE NOT TO EXCEED 3% IN ANY DIRECTION
2. ACCEPTABLE EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
3. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
4. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
5. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
6. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
7. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
8. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
9. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
10. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION

1. ACCEPTABLE PASSING GRADE NOT TO EXCEED 3% IN ANY DIRECTION
2. ACCEPTABLE EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
3. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
4. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
5. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
6. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
7. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
8. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
9. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION
10. EXTERIOR EXTERIOR NOT TO EXCEED 10% IN EITHER DIRECTION



LANGAN

Longport CT, Inc.
340 Long Point Drive, 9th Floor
New Haven, CT 06511
T: 203.562.5773 F: 203.349.9443 www.longport.com

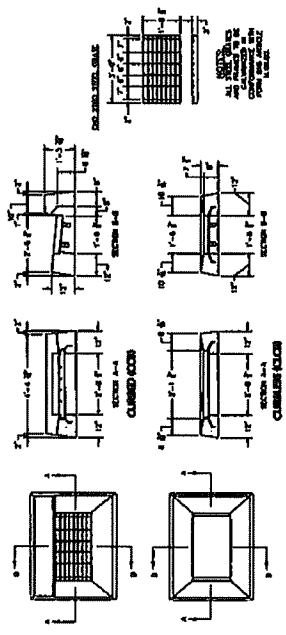
OSWEGATCHIE FIRE
STATION

4th Street
COLUMBIA

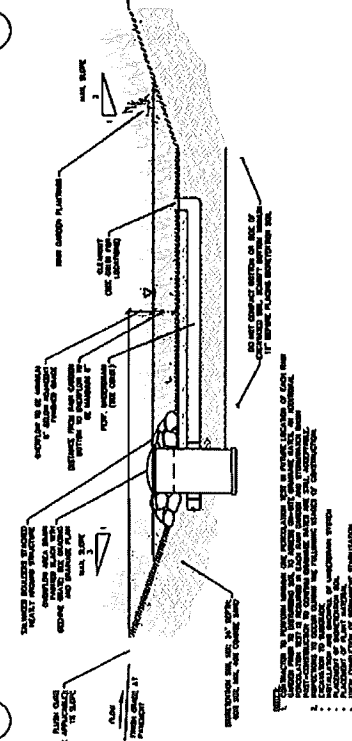
GRADING & DRAINAGE PLAN

CG101

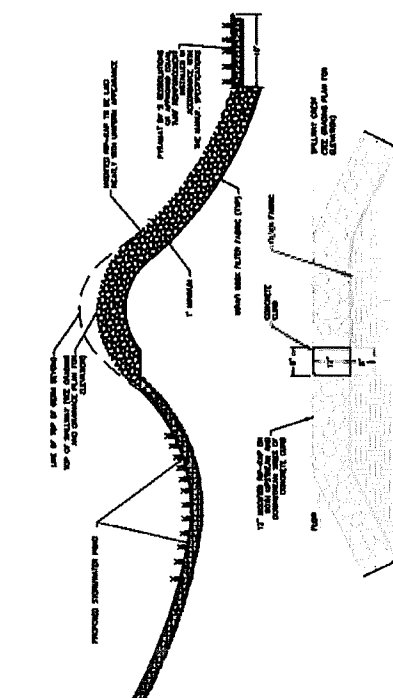
Doc: 4 of 13



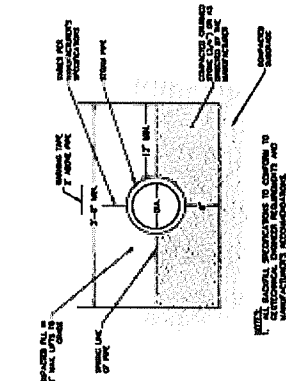
1 CATCH BASIN TOP
N.E.S.



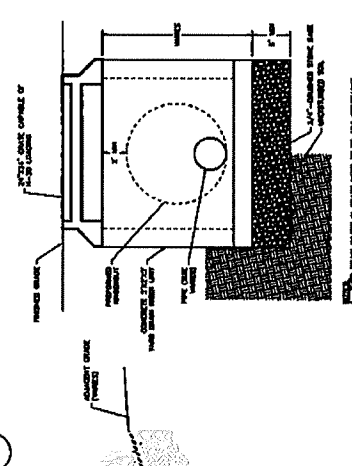
4 RAIN GARDEN
N.E.S.



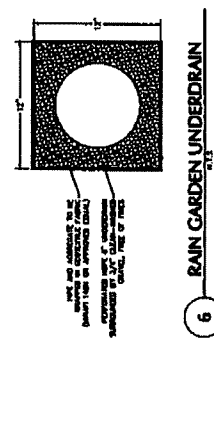
8 EMERGENCY SPILLWAY
N.E.S.



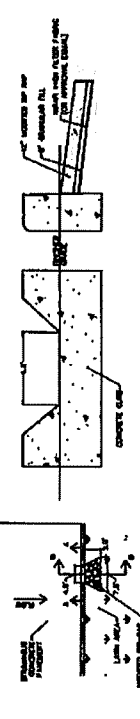
2 STORM PIPE BEDDING
N.E.S.



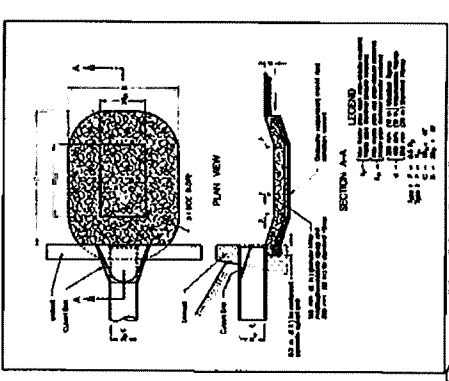
5 YARD DRAIN
N.E.S.



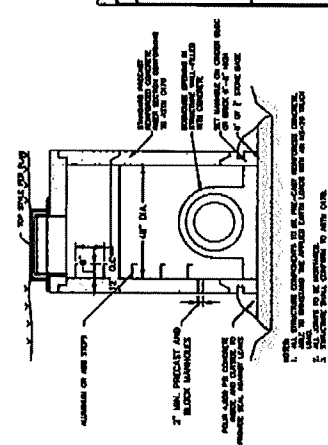
6 RAIN GARDEN UNDERDRAIN
N.E.S.



9 CURB LEAK OFF
N.E.S.



3 PREFORMED SCOUR HOLE
N.E.S.



7 DOGHOUSE STRUCTURE
N.E.S.

LANGAN
Langan CT, Inc.
541 Long Street, Suite 200
New Haven, CT 06511
Tel: 203.383.3271 Fax: 203.383.3142 www.langan.com

OSWEGATCHIE FIRE STATION

GRADING AND DRAINAGE DETAILS

CG501

Date	Description	Rev.

Project No. **CG501**

Drawn By

Checked By

Sheet **5** of **15**

TOWN OF WATERFORD UTILITY NOTES

- [illegible]

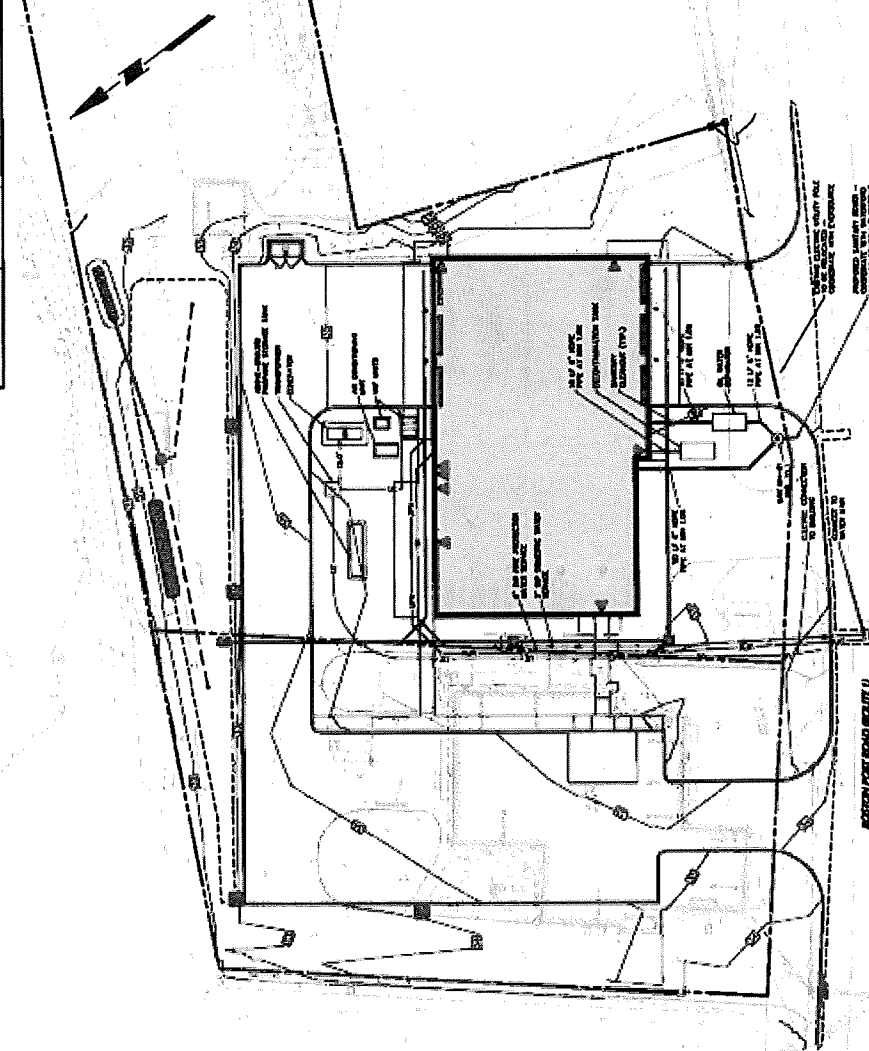
LEGEND

2

Quantity

UTILITY NOTES

- [illegible]



THE JOURNAL OF THE

© 1999 by The American Psychological Association
0893-3200/99/\$12.00 DOI: 10.1037/0893-3200.13.1.103

— KENNETH A. J. JONES, CHAIRMAN

1. *Staphylococcus aureus* (100 µg)

Date	Description	No.
Resolutions		



LAVEN

London CT, Inc.
300 Long Wharf Drive, 10th Floor
New Haven, CT 06511
T 203.642.5771 F 203.766.1143 www.london.com

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 105–112

OSWEGATCHIE FIRE
STATION

UTILITY PLAN

425555	425555
--------	--------

CU101

Sheet 6 of 11

a

Time 12:27 Under 1

SCALE: 3/4" = 1'-0"



612-2-CF8

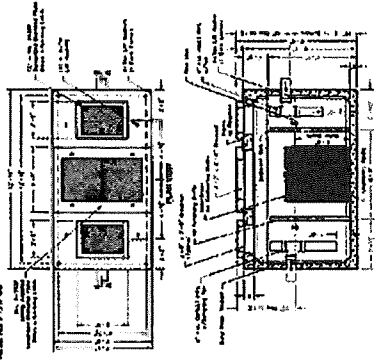
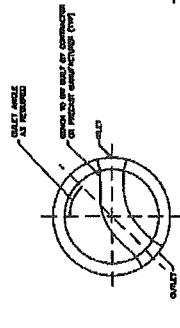


TABLE 1 (612-2-CF8)

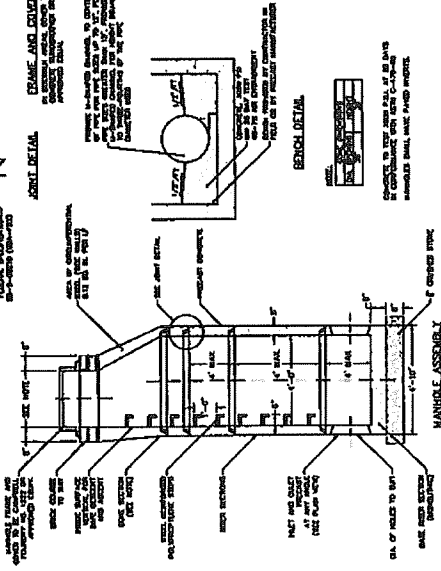
ITEM	DESCRIPTION	QUANTITY
1	PROpane STORAGE TANK	1
2	VENT	1
3	FILL PIPE	1

PROpane STORAGE TANK (OR APPROVED EQUAL)



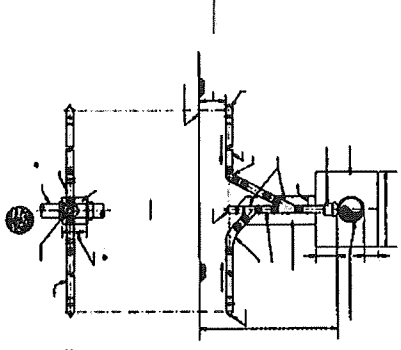
PLAN VIEW OF PRECAST MANHOLE BASE

JOINT DETAIL



SANITARY MANHOLE

OIL/WATER SEPARATOR (OR APPROVED EQUAL)



WATER MAIN CONNECTION WITHIN R.O.W.



LANGAN
LANGAN ENGINEERING, INC.
100 Langford Drive, Suite 200
New Britain, CT 06051
P: 860.462.8771 F: 860.462.8143 www.langan.com

OSWEGATCHIE FIRE STATION

UTILITY DETAILS II

Item	Description	Quantity
1	PROpane STORAGE TANK	1
2	VENT	1
3	FILL PIPE	1

Item	Description	Quantity
1	PROpane STORAGE TANK	1
2	VENT	1
3	FILL PIPE	1

CU502

Sheet 8 of 13

RAIN GARDEN NOTES

- [illegible]

RAIN GARDEN NOTES

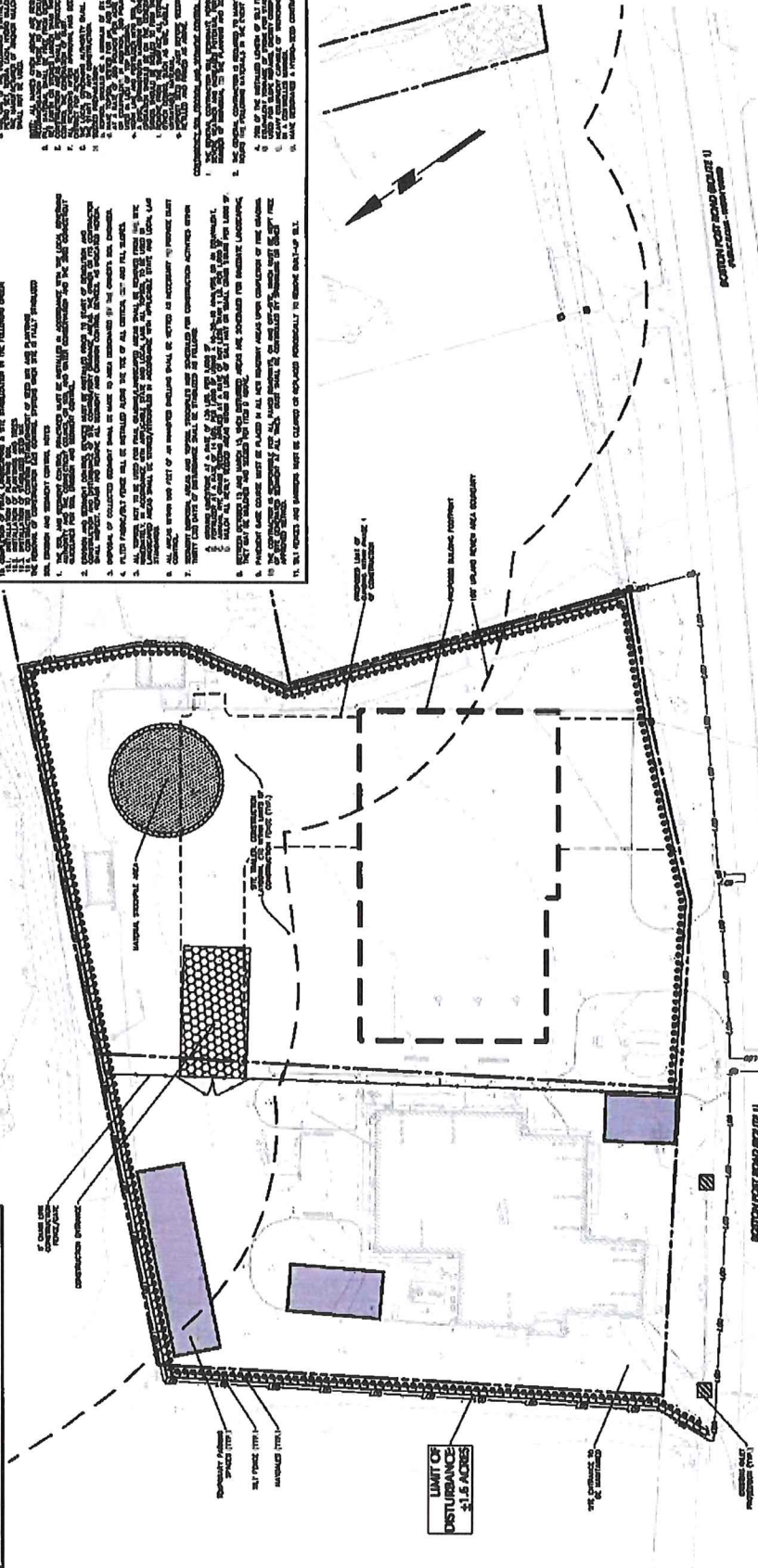
- PROPERTY LINE**
- CURT OF INSURANCE**
- BALY FENCE**
- CHANGED BALT PROPERTY**
- REMOVED BALT PROPERTIES**
- REMOVED BUILDING**
- REMOVED**
- PROPERTY ADJACENT TO**
- PROPOSED CHANGES**
- PROPERTY CLIMB**

RAIN GARDEN NOTES

- [illegible]

RAIN GARDEN NOTES

- [illegible]



Longport CT, Inc.
340 Long Wharf Drive, 2nd Floor
New Haven, CT 06511
F 203.799.6162

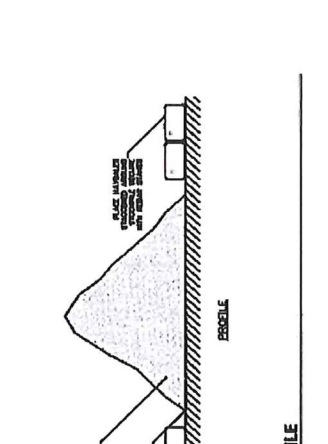
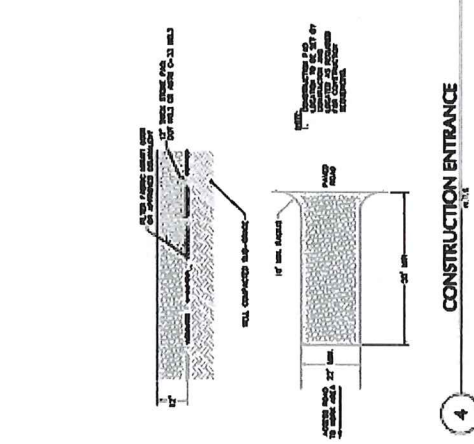
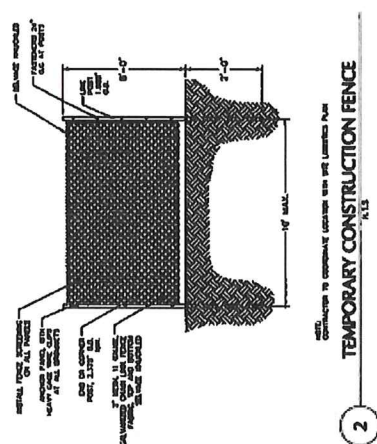
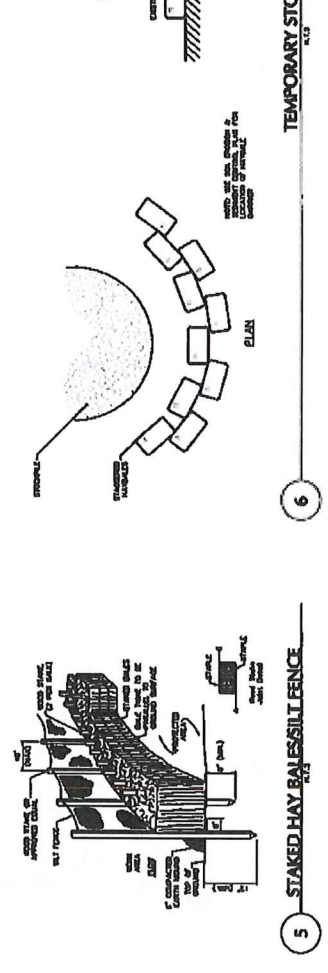
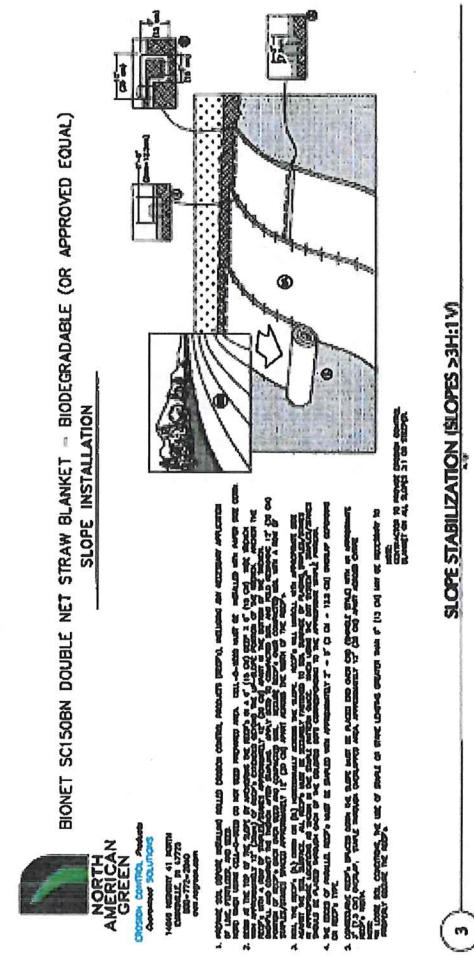
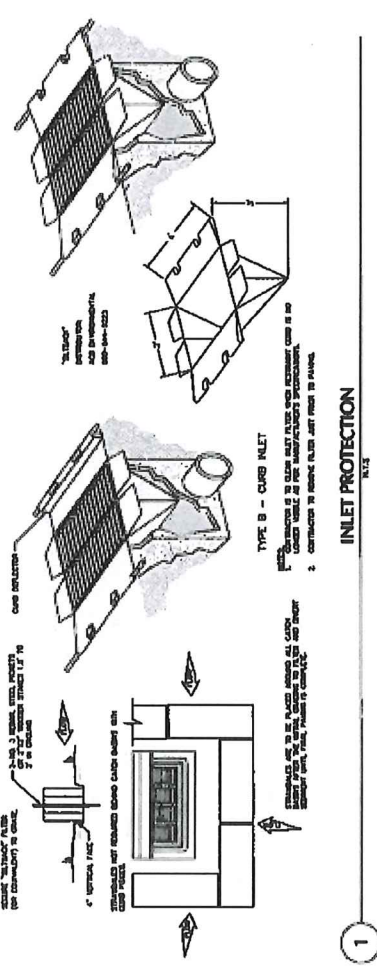
18

OSWEGATCHIE FIRE
STATION

**EROSION
CONTROL/
CONSTRUCTION
PHASING PLAN 1**

1

Sheet 9 of 19

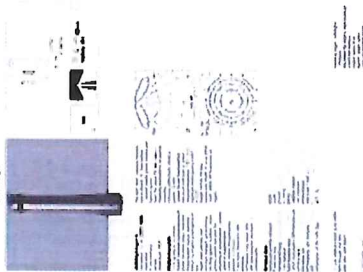


GENERAL LIGHTING NOTES

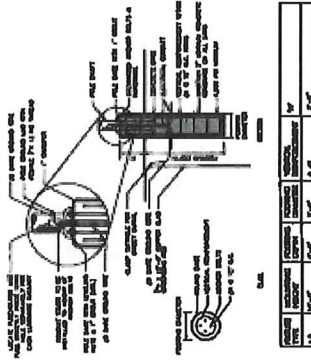
1. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
2. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
3. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
4. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
5. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
6. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
7. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
8. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
9. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
10. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
11. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
12. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
13. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
14. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
15. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
16. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
17. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
18. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
19. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).
20. All lighting fixtures shall be installed in accordance with the manufacturer's instructions and the National Electrical Code (NEC).



BR00 Cantor bollard luminaire



5 LIGHT BOLLARD NTS



1 LIGHT POLE FOOTING NTS

D-Series Slim 0 LED Area Luminaires

Available in 1' x 4' and 2' x 4' sizes. See manufacturer's website for more details.

Model	Size	Power (W)	Output (lm)	Beam Angle (deg)	Mounting Height (ft)
D-S01	1' x 4'	150	15,000	120	10-15
D-S02	2' x 4'	300	30,000	120	10-15

2 POLE MOUNTED FIXTURE NTS

LYMONT LUMINAIRE

Available in 1' x 4' and 2' x 4' sizes. See manufacturer's website for more details.

Model	Size	Power (W)	Output (lm)	Beam Angle (deg)	Mounting Height (ft)
L-S01	1' x 4'	150	15,000	120	10-15
L-S02	2' x 4'	300	30,000	120	10-15

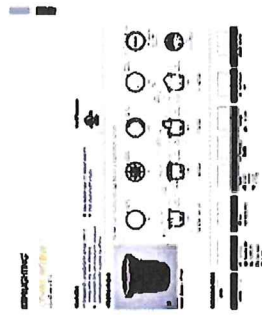
3 PARKING LOT FIXTURE POLE NTS

WOODS LED

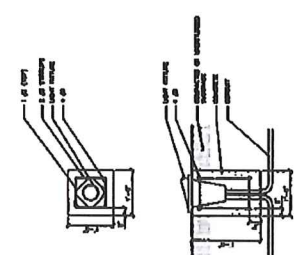
Available in 1' x 4' and 2' x 4' sizes. See manufacturer's website for more details.

Model	Size	Power (W)	Output (lm)	Beam Angle (deg)	Mounting Height (ft)
W-S01	1' x 4'	150	15,000	120	10-15
W-S02	2' x 4'	300	30,000	120	10-15

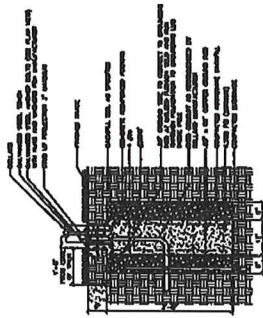
4 BUILDING-MOUNTED SCENE NTS



7 IN-GRADE UPLIGHT NTS



9 IN-GRADE UPLIGHT FOOTING NTS



6 LIGHT BOLLARD FOOTING NTS

Date: _____ Description: _____ No: _____

Revision: _____

LANGAN

Langston, CT, Inc.

100 Langston Drive, Suite 100

Waterbury, CT 06201

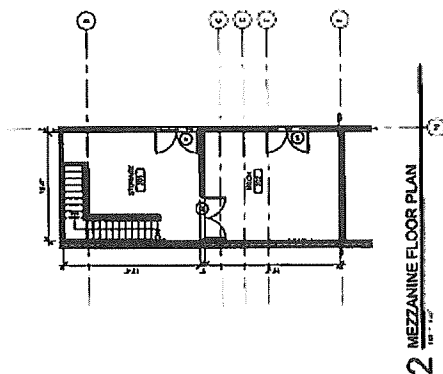
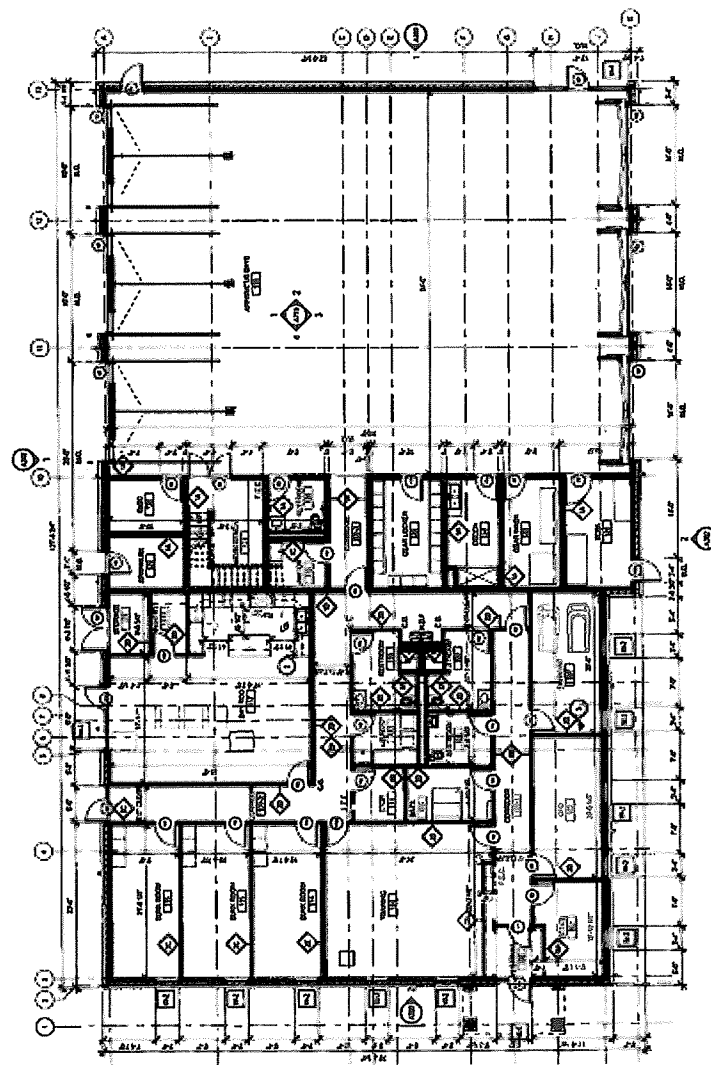
T: 203.262.2771 F: 203.262.2772 www.langan.com

OSWEGATCHIE FIRE STATION

SITE LIGHTING DETAILS

Project No: _____

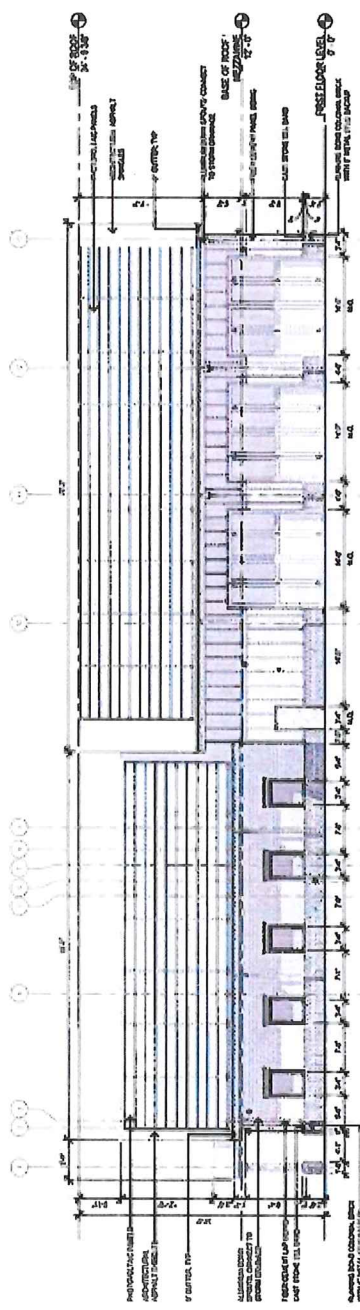
Sheet 13 of 15



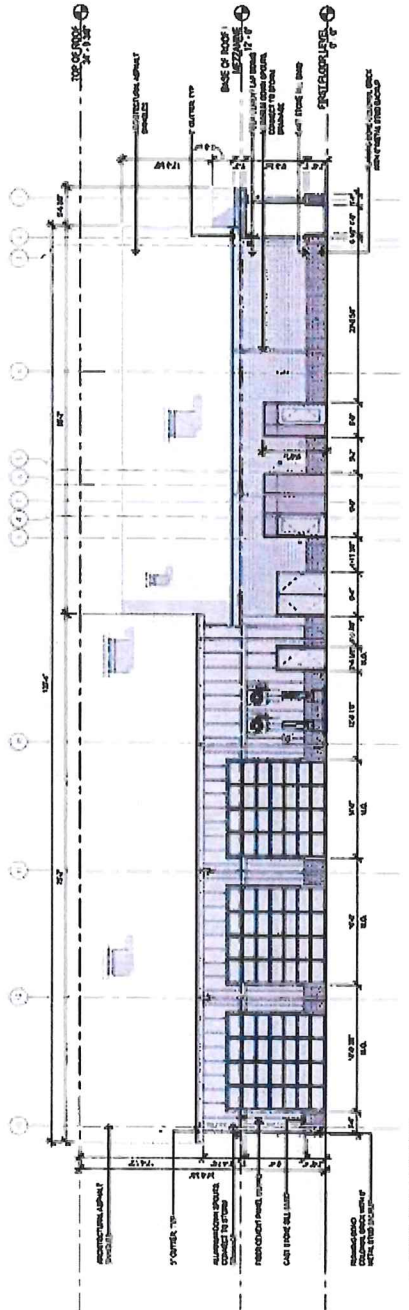
SYMBOL LEGEND

[illegible] $z \ominus$

NEW CONSTRUCTION OSWEGATCHIE FIRE STATION 441 BOSTON POST RD HUNTERDON, CT 06039		SILVER PETRUCELLI + ASSOCIATES 3100 WHITNEY AVENUE HAMDEN CT 06518 311 STATE STREET NEW LONDON CT 06320 203 230 9007 silverpetr@earthlink.com		FLOOR PLANS Project No. _____ 100% DESIGN DEVELOPMENT Date: 08/01/07		Architect: _____ Date: _____ Scale: _____ Project Name: _____ Drawing No.: _____	
---	--	---	--	---	--	---	--



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06395

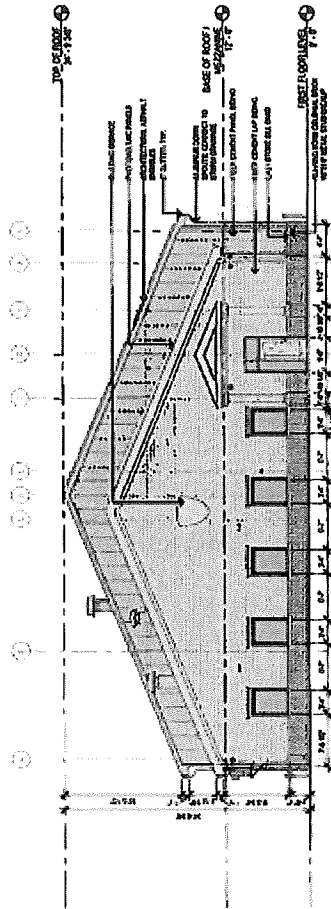


SILVER PETRUCCELLI & ASSOCIATES
3190 WHITNEY AVENUE HAMDEN CT 06518
311 STATE STREET NEW LONDON CT 06320
203 230 9007
silverpetrucelli.com

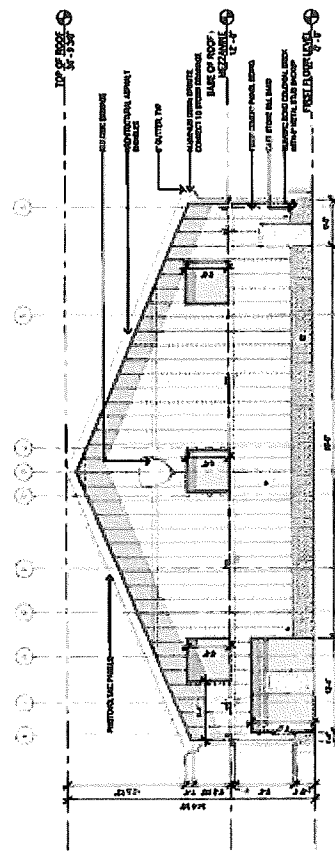


EXTERIOR ELEVATIONS
100% DESIGN DEVELOPMENT

Sheet No. **A302**
Date: 01/01/2018
Scale: 1/8" = 1'-0"
Project: NEW CONSTRUCTION
Oswegatchie Fire Station
Waterford, CT 06395



2 WEST ELEVATION
10' 11 1/2"



1 EAST ELEVATION
10' 11 1/2"

NEW CONSTRUCTION
OSWEGATCHIE FIRE STATION
441 BOSTON POST RD
WATERFORD, CT 06385

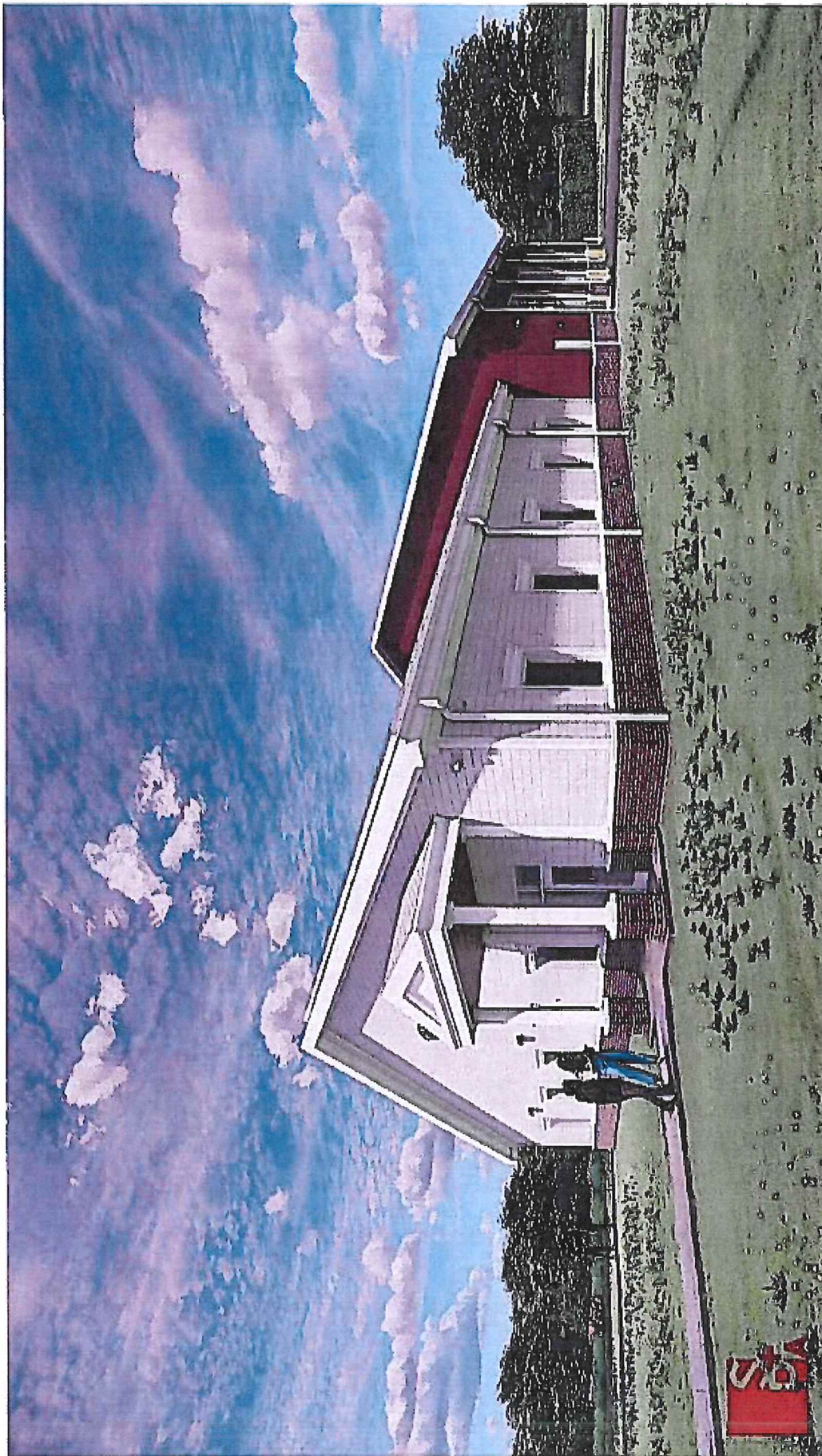


SILVER PETRUCELLI + ASSOCIATES
3180 WHITNEY AVENUE HARDEN CT 06318
311 STATE STREET NEW LONDON CT 06320
203 230 8907
silverpetrucci.com

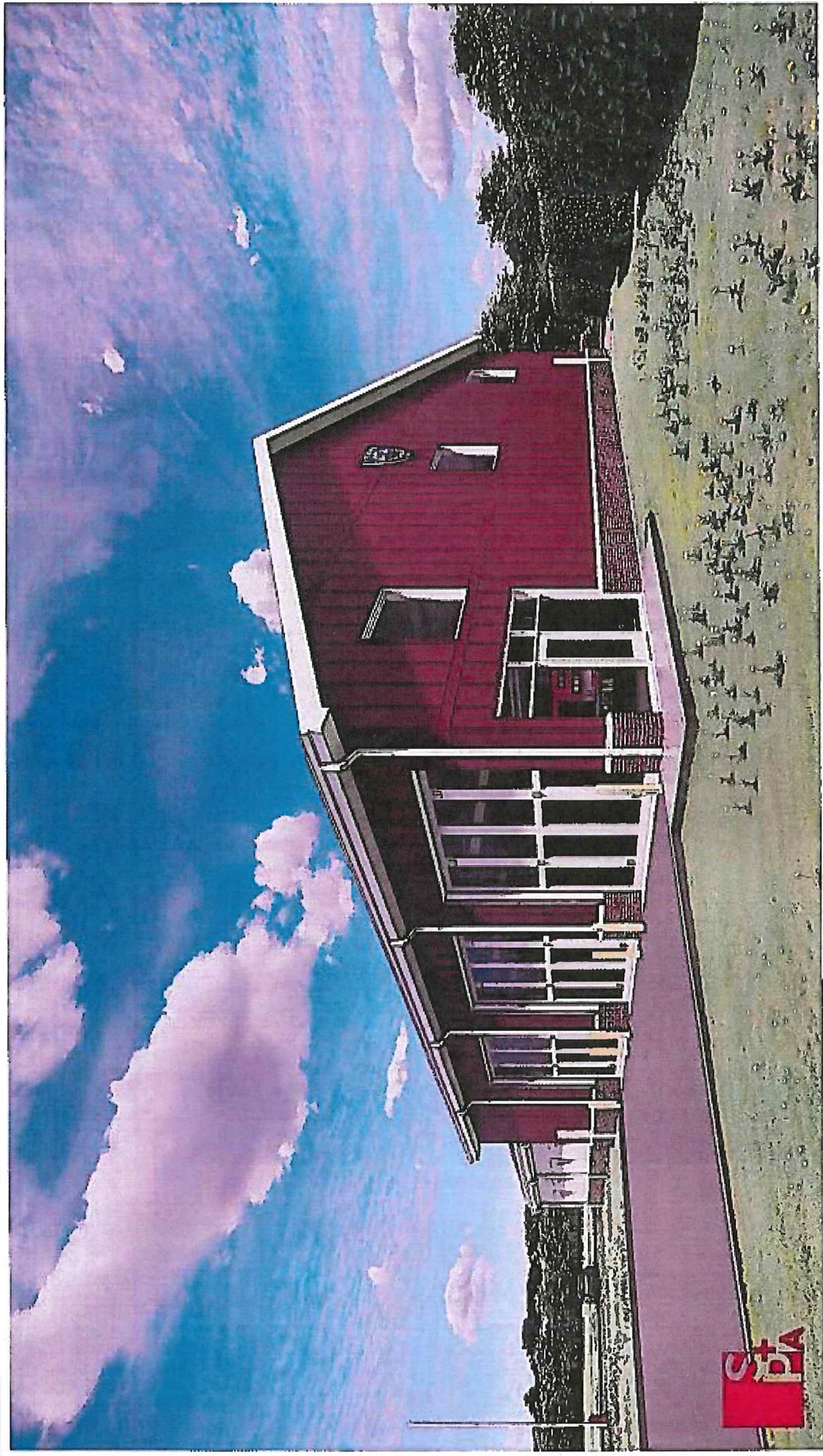


EXTERIOR ELEVATIONS
100% DESIGN DEVELOPMENT

A303



NEW CONSTRUCTION OSWEGATCHIE FIRE STATION 441 BOSTON POST RD WATERFORD, CT 06385		SILVER PETRUCELLI + ASSOCIATES 3180 WHITNEY AVENUE - HAMDEN CT 06518 311 STATE STREET NEW LONDON CT 06320 203 230 9007 silverpetrucelli.com						3D VIEW 100% DESIGN DEVELOPMENT Project No. _____ Date _____		Date: _____ Drawn: _____ Check: _____ Project No.: _____ Sheet No.: A304	
---	--	--	--	---	--	---	--	--	--	---	--



NEW CONSTRUCTION
 OSWEGATCHIE FIRE STATION
 441 BOSTON POST RD
 WATERFORD, CT 06385



SILVER PETRUCELLI + ASSOCIATES
 3180 WHITNEY AVENUE HAMDEN CT 06518
 311 STATE STREET NEW LONDON CT 06320
 203 230 9907
silverpetrucci.com



3D VIEW
 100% DESIGN DEVELOPMENT
 Date: 10/1/2017

A305
 Project Name: _____
 Project Number: _____
 Date: _____