



Oswegatchie Fire Station Building Committee

February 4, 2025

Meeting called to order at 6:31 pm

Pledge of Allegiance

Members Present: Robert Tuneski, Ted Olynciw, Rocco Bracciale, Wayne Gilpin, Paul Rafuse, Guy Russo

Absent: Matthew Blankenship, Jennifer Bracciale, Richard Muckle

Guests: Interim Director Howley, Steve Smith (Downes), Erik Cantar (SPA), David Stein (SPA), Shea Davy, Abbas Danesh

PUBLIC COMMENT:

None

OPENING REMARKS:

The RTM voted 24-2 in favor of adjusting SPA's fee schedule from two phases to three phases. Doing this frees up funds earlier for Construction Documents.

Request by T. Olynciw for the recording secretary to send his email regarding the Application for Demolition permit to the committee members.

Guy's email regarding Solar and allowing enough space for the power panel distribution.

REVIEW AND APPROVE MINUTES:

MOTION by G. Russo, second by T. Olynciw to approve the January 7, 2025 minutes
FOR: Unanimous

MOTION by T. Olynciw, second by G. Russo to approve the January 14, 2025 Special meeting minutes
FOR: Unanimous

MOTION by T. Olynciw, second by W. Gilpin to approve the January 27, 2025
FOR: T. Olynciw, W. Gilpin, B. Tuneski, R. Bracciale, P. Rafuse
ABSTAIN: G. Russo

INVOICE PAYMENTS:
No invoices

CURRENT BUSINESS:

B. Tuneski ask the committee to consider covering the legal fees incurred by the Oswegatchie volunteers as an act of good will.

- a. BOS and BOF Results
B. Tuneski reported the BOS voted unanimously and the BOF had 1 abstention in regards to the SPA fee schedule change.

- b. Status of Design Development
D. Stein submitted Design Documents to the chair and Steve Cardelle (?). To move forward D. Stein would need permission to proceed with the Construction Documents (CD) pending review by Downes.

A copy of the Planning & Zoning Commission minutes for Application #PL-25-1 is entered into the minutes. (Attachment #1)

D. Stein confirmed the drawings have to go before the architectural review board.

B. Tuneski thanked SPA for the poster and packets prepared for the RTM meeting.

- c. Downes' SD Cost Estimate

A hard copy of the SD estimate and updated schedule was provided and briefly explained by S. Smith. (Attachment #2)

S. Smith suggested having the second estimate wait until the CD's are 90% complete.

Committee was encouraged to begin thinking of any alternates now that may be needed for the design in order to keep costs in line. The later in the stage the more costly they would be.

R. Bracciale asked B. Tuneski to ask the Building Dept. to waive their 1% fee.

- d. Discussion & Action on HazMat RFP

S. Davy, Purchasing Agent, spoke to the tabulation of vendors for Hazmat testing.

S. Davy to ask vendors for a cost of remediation plan that would be exercised.

T. Olynciw suggested the need for the number of samples to be taken.

MOTION by R. Bracciale, second by T. Olynciw to request the Purchasing Agent gather pricing for remediation plans from the three selected vendors that could be exercised if warranted by testing results.

Discussion: T. Olynciw asked that the vendors clarify the rough number of samples they are including in the allowance. S. Smith would like to review the final RFP.

Purchasing Agent to gather information on the number of samples each vendor plans to provide for each category and table this item until next meeting predicated on the information the Purchasing Agent gathers.

MOTION by R. Bracciale, second by G. Russo to table the decision until the next meeting on 2/18/25.

FOR: Unanimous

e. Traffic Signal

B. Tuneski reported Chief Balestracci requires the traffic signal should be maintained. However, it does not have to be operational at the time the Fire Station goes online.

D. Stein reported the approval process could take up to nine months. G. Russo asked if Langan would be able to give an estimate of cost of the traffic light placement. D. Stein will work with Langan Engineering to present a projected estimate to the committee.

f. Heated Floors

D. Stein stated radiant flooring provides higher performance. It does still consume energy to pump hot water through the floor which means the boiler is consistently running. This heats to a certain height but would still need Modine heaters to heat the area.

MOTION by T. Olynciw, second by B. Tuneski to revisit the previous decision on radiant flooring.

Discussion: R. Bracciale asked if there was a more efficient overhead heating system that could run off the boiler designed for the radiant floor. D. Stein stated it would be a different boiler, it would be a completely different system.

B. Tuneski - Friendly amendment to the motion: to overturn the previous decision which was to have radiant flooring by B. Tuneski.

FOR: T. Olynciw

AGAINST: B. Tuneski, R. Bracciale, W. Gilpin, G. Russo, P. Rafuse

Original decision is preserved.

NEW BUSINESS:

1. G. Russo brought up the need to have and electrical closet for any additional solar equipment and putting in a dry conduit to go out the building to prevent the need for a vendor to cut into a brand new building. D. Stein indicated this is already accounted for in their plan.

2. An RTM member asked the committee to explore two versus three bays. B. Tuneski took the action for the committee to visit the cost of going to two bays. B. Tuneski asked the architect if were to change the design now what would the added cost be to downsize from three to two bays. D. Stein will have to defer to the cost estimator at this point. This change would change almost every plan there is, approval from P&Z has been obtained for the three bay design. SPA would have to go back and amend the design to resubmit to P&Z.

B. Tuneski stated we are looking more for an impact statement. D. Stein indicated there would be an additional cost if SPA was asked to design an either/or plan.

M. Howley believes the RTM member was asking what the cost of the third bay is.

More discussion ensued.

S. Smith will come to the next meeting with a cost estimate of adding the third bay now opposed to adding it later.

D. Stein will give an order of magnitude and schedule impact should the committee choose to change their mind.

3. T. Olynciw asked when the borings were going to be done. E. Cantar has the proposal ready to go.
A proposal from Down to Earth Consulting, LLC was distributed to the committee for test borings.

MOTION by G. Russo, second by T. Olynciw to add the approval of test borings contract to this meeting's agenda.

FOR: Unanimous

MOTION by T. Olynciw, second by G. Russo to approve proposal from Down to Earth Consulting, LLC dated October 31, 2024 and revised January 13, 2025 to provide

geothermal services which consists of borings and data gathering in the amount of \$8,450 within the allowances plus other services not to exceed the allowance.
FOR: Unanimous

The next meeting is on 2/18/25.

MOTION to adjourn by W. Gilpin, second by P. Rafuse

Meeting adjourned at 8:24pm

Respectfully submitted by:
Linda Finnegan, Recording Secretary

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886

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

January 21, 2025



Paul Goldstein, Moderator
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: Application #PL-25-1
CGS 8-24
New Fire House Facility
439 & 441 Boston Post Road

RECEIVED FOR RECORD
WATERFORD, CT
2025 JAN 22 P 1:26
ATTEST: [Signature]
TOWN CLERK

Dear Mr. Goldstein:

At a meeting on January 14, 2025, the Town of Waterford Planning and Zoning Commission took the following action in regards to the above referenced application:

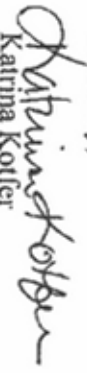
APPROVED WITH CONDITIONS:

#PL-25-1 – Request of the Town of Waterford for municipal improvements in accordance with Connecticut General Statutes Section 8-24 for a new Fire House Facility located at 439 & 441 Boston Post Road.

This approval and meeting minutes constitute a report required under CGS 8-24 of the Connecticut General Statutes. A copy of this letter should be included with any request for funds or authorization for grant applications.

If you have any questions, please don't hesitate to contact Mark Wujewicz, Planner, at (860) 444-5813.

Sincerely,


Katrina Kotler

Recording Secretary
Planning and Zoning Commission

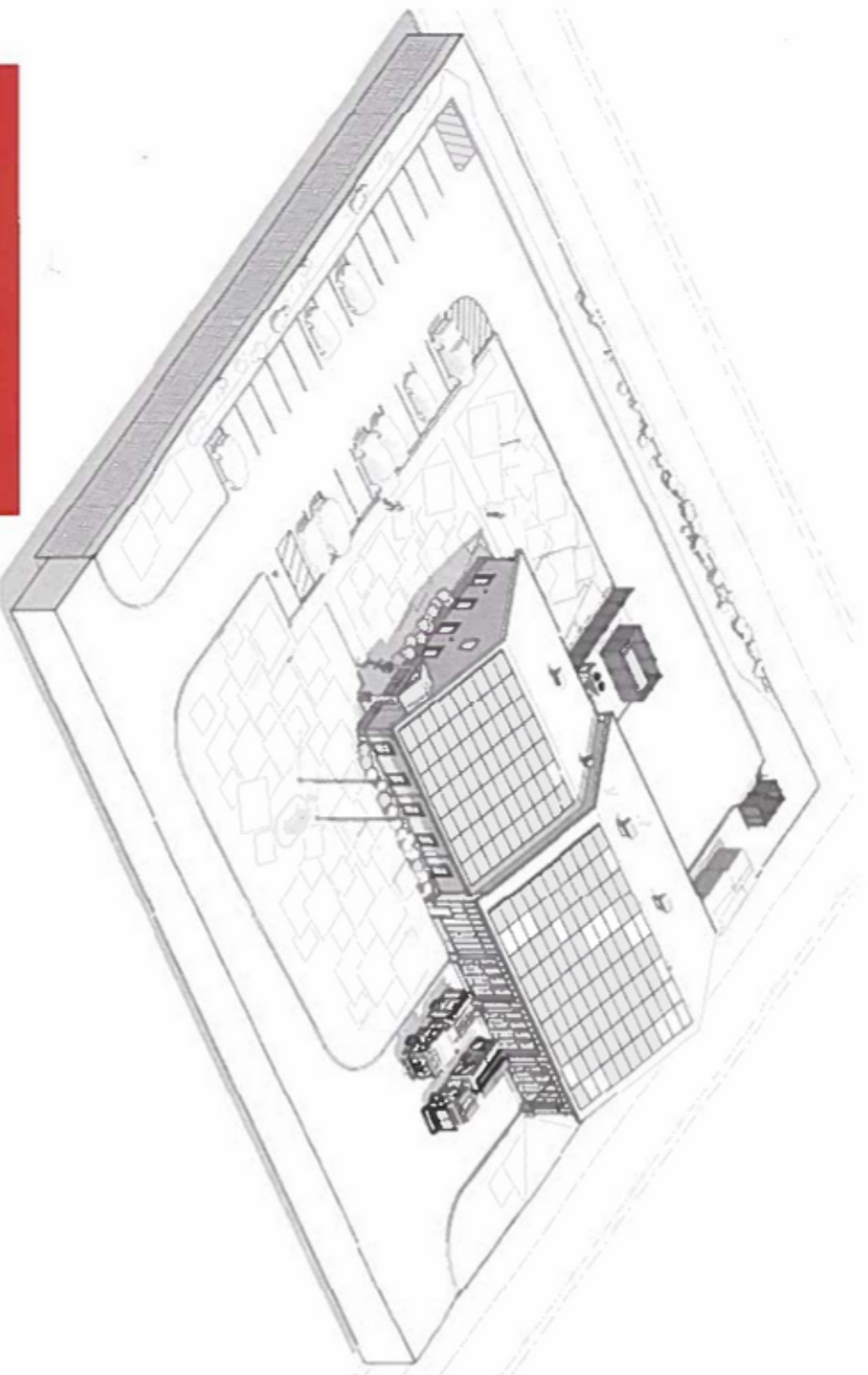
Enclosure: Minutes
Notice of Action

cc: Robert Brule, First Selectman
Kim Allen, Finance Director
Attorney Nicholas Kepple, Esq.
Steve Dubicki, Fire Marshal/Interim Fire Services Director
Robert Tuneski, Chairman Oswegatchie Fire Station Building Committee
Brian Phillips, PE., Langan

Oswegatchie Fire Station

441 Boston Post Rd.

Waterford, CT 06385



CONTENTS:

- Assumptions & Qualifications
- General Summary
- Estimate Detail
- Constructability Log

DATE: January 21, 2025

ESTIMATE LEVEL: Schematic Design Document

ARCHITECT: Silver Petrucci + Associates



DOWNES CONSTRUCTION

Oswegatchie Fire Station

QUALIFICATIONS & ASSUMPTIONS

DATE: 1/21/2025

QUANTITIES, PRICING AND METHODOLOGY

- All quantifiable materials have been taken off where possible using industry standard methods.
- Any scope which is not quantifiable, is based on our extensive historical data, while taking into account project specific variables.
- The unit pricing included in the following estimate is based on today's fair market value which is then escalated on the Summary page. We utilize historical data, subcontractor and supplier input as well as third party consultants.

BUDGET SUMMARY

SD Estimate - Total Construction Cost \$ 9,888,836

ASSUMPTIONS AND CLARIFICATIONS

- The attached estimate is based on design documents by: **Silver Petrucci + Associates and dated: 12/17/2024**
- The assumed delivery method is: **GC Lump Sum**
- We assumed the project to be: **Unoccupied**
- The attached estimate assumes a start date of: **4/1/2025**
- The attached estimate accounts for escalation through the construction start date, if construction does not start on time, include an additional 6% annual escalation per year.
- We assumed the project to be: **Tax Exempt**
- The estimate assumes the project to be: **Prevailing Wage**
- All FF&E is assumed to be by the Owner and therefore excluded.
- Premiums for non-standard work times have been excluded.
- Unforeseen conditions are excluded.
- All computer equipment, Servers & Network Switches are assumed to be by the Owner.
- All AV equipment is assumed to be by Owner.
- All phone systems are assumed to be by Owner.
- Builders Risk insurance is assumed to be by Owner.
- Hazardous Materials Abatement is not included.
- Contaminated soils are not included.

Oswegatchie Fire Station
SCHEMATIC DESIGN

Drawings Dated: 12/17/2024
Estimate Date: 01/03/2025

SPEC SECTION	DESCRIPTION	AREA 1 9,988 sf	COST / SF
TRADE COSTS			
01 00 00	Project Requirements	\$ 388,116	38.86
01 74 00	Project Cleanliness	\$ 95,285	9.54
01 60 00	Phasing Costs	\$ -	-
02 11 00	Contaminated Soil	\$ -	-
02 20 11	Hazardous Materials	\$ -	-
02 41 00	Building Demolition	\$ 174,086	17.43
02 41 19	Selective Demolition	\$ -	-
03 30 00	Cast-in-Place Concrete	\$ 380,643	38.11
04 20 00	Unit Masonry	\$ 295,146	29.55
05 00 00	Structural Steel	\$ 411,506	41.20
05 10 00	Miscellaneous Metals	\$ 47,838	4.79
06 00 00	Rough Carpentry	\$ 28,971	2.90
06 30 00	Finish Carpentry	\$ 48,523	4.86
07 00 00	Thermal & Moisture Protection	\$ 273,003	27.33
07 50 00	Roofing	\$ 309,255	30.96
07 84 00	Fireproofing & Joint Sealants	\$ 16,072	1.61
08 00 00	Doors, Frames & Hardware	\$ 292,254	29.26
08 41 00	Storefront & Curtain Wall	\$ 113,238	11.34
09 00 00	Drywall & Framing	\$ 335,817	33.62
09 30 00	Tile & Carpet	\$ 42,166	4.22
09 51 00	Acoustical Ceiling Tile	\$ 44,119	4.42
09 65 00	Flooring	\$ 70,790	7.09
09 91 00	Painting	\$ 85,249	8.54
10 00 00	Misc. Specialties	\$ 1,688	0.17
10 11 00	Visual Display	\$ -	-
10 14 00	Signage	\$ 15,449	1.55
10 21 13	Toilet Compartments	\$ -	-
10 22 33	Operable Partitions	\$ -	-
10 26 00	Wall & Door Protection	\$ 1,030	0.10
10 28 00	Toilet Accessories	\$ 4,592	0.46
10 51 00	Lockers	\$ 18,252	1.83
11 19 00	Detention Equipment	\$ -	-
11 40 00	Food Service Equipment	\$ -	-
11 50 00	Firing Range Equipment	\$ -	-
11 90 00	Misc. Equipment	\$ 15,154	1.52
12 00 00	Furnishings	\$ 3,811	0.38
13 00 00	Special Construction	\$ -	-
14 00 00	Elevators	\$ -	-
21 00 00	Fire Suppression	\$ 112,334	11.25
22 00 00	Plumbing	\$ 386,022	38.65
23 00 00	HVAC	\$ 1,137,261	113.86
26 00 00	Electrical, T/D, FA Security	\$ 951,815	95.30

Oswegatchie Fire Station
SCHEMATIC DESIGN
Drawings Dated: 12/17/2024
Estimate Date: 01/03/2025

SPEC SECTION	DESCRIPTION	AREA 1 9,988 sf	COST / SF
31 00 00	Sitework	\$ 906,942	90.80
ALLOWANCES			
A1		0	-
A2		0	-
A3		0	-
TOTAL TRADE COST		\$ 7,006,425	701.48
INDIRECT CONSTRUCTION COSTS			
10.0%	Design & Estimating Contingency	\$ 700,643	70.15
3.0%	Escalation	\$ 231,212	23.15
	General Conditions & Staffing	\$ 969,374	97.05
	PreConstruction	\$ -	-
0.80%	General Liability Insurance	\$ 71,261	7.13
	Builder's Risk Insurance	By Owner	-
1.0%	Local Building Permit	\$ 89,789	8.99
0.026%	State Education Fund	\$ 2,358	0.24
0.80%	CM Payment & Performance Bond	\$ 72,568	7.27
3.0%	Construction Contingency	\$ 274,309	27.46
5.00%	Fee	\$ 470,897	47.15
TOTAL CONSTRUCTION COST		\$ 9,888,836	990.07

Drawings Dated: 12/17/2024
Estimate Date: 01/03/2025

ESTIMATE DETAIL	AREA 1			
	Qty	Unit	Unit Price	Subtotal

3,553 sq
Total

01 50 00 - PROJECT REQUIREMENTS

TOTAL PROJECT REQS \$ 388,116

01 74 00 - PROJECT CLEANLINESS

PROGRESS CLEANING

Daily Clean-up (1 Full Time)
Daily Clean-up (1 Part Time - 2 days/wk)
Field Office Clean-up
Interim Occupancy Cleaning (4 hrs / day)

FINAL CLEANING

Final Cleaning
Second Cleaning after FF&E

14	mcs	\$	5,196	\$	72,744
14	mcs	\$	1,075	\$	15,050
9,908	sf	\$	0.75	\$	7,491

TOTAL CLEANING \$ 95,285

01 60 00 - PHASING COSTS

TOTAL PHASING \$ -

02 11 00 - CONTAMINATED SOIL

TOTAL CONTAMINATED SOIL \$ -

02 80 00 - HAZARDOUS ABATEMENT

TOTAL HAZARDOUS ABATEMENT \$ -

02 40 10 - BUILDING DEMOLITION

MASS BUILDING DEMOLITION

Remove Existing Single Story Structure
Remove Existing Single Story Shed
Remove Existing Single Story Shed
Remove Existing Foundation
Remove Existing Slab on Grade (assumed 5" thick)
Excavation, Backfill, Fill Voids for Foundation & Sub Removals
Compaction (in lifts) to Rough Grade Elevations
Haul Concrete Foundation Debris Offsite (>20%)
Remove Wood Framed Slabs, Raftings, Landings, Ramps & Schedules
Compaction (in lifts) to Rough Grade Elevations
Haul Concrete Foundation Debris Offsite (>20%)

6,215	sf	\$	19.57	\$	121,628
225	sf	\$	19.57	\$	4,403
380	sf	\$	19.57	\$	7,437
380	sf	\$	19.57	\$	7,437
6,820	sf	\$	1.03	\$	7,025
113	cy	\$	20.60	\$	2,319
6,820	sf	\$	0.52	\$	3,512
814	cy	\$	19.57	\$	15,935
8,525	sf	\$	0.52	\$	4,390

TOTAL BUILDING DEMOLITION \$ 174,686

02 41 10 - SELECTIVE DEMOLITION

TOTAL SELECTIVE DEMO \$ -

03 30 00 - CAST-IN-PLACE CONCRETE
FOOTINGS, PIERS, WALLS & SLABS

9988		\$	36.11	\$	360,643
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TOTAL CP CONCRETE \$ 360,643

04 20 00 - MASONRY

EXTERIOR NEW WALLS

Block Veneer - 4" w/ rigid insulation & end mounded

INTERIOR STRUCTURAL WALLS

Stairwells - CMU (8") Fully Grouted w/ Rebarcing
Elevator Shafts - CMU (8") Fully Grouted w/ Rebarcing
10' Shear Walls

INTERIOR NON STRUCTURAL PARTITIONS

Type 1A - 8" CMU Fully Grouted
Type 1B - 8" CMU Fully Grouted - Rated 1 hr
Type 1C - 8" CMU Fully Grouted

6" CMU fully grouted - Rated 120 min
4" CMU fully grouted
4" CMU fully grouted - Rated 120 min

MASONRY Top of wall baring

MISCELLANEOUS GENERAL REQUIREMENTS

Scaffolding & Stripping
Expansion Joints
Phasing Coordination

1	ls	\$	30,900.00	\$	30,900
1	ls	\$	52.02	\$	52
48					

TOTAL UNIT MASONRY \$ 295,146

05 12 00 - STRUCTURAL STEEL

STRUCTURAL STEEL COLUMNS

Columns HSS36x5x16
Columns HSS36x5x16
Columns HSS36x5x16
Columns HSS36x5x16
Columns HSS10x10x1/2
Pipe Columns (Pipe 6STD)

STRUCTURAL STEEL - BEAMS

WBx15
WBx18
WBx18
W10x12
W10x22

9,988	00	sf	\$	41.20	\$	411,506
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ESTIMATE DETAIL		AREA 1			3,188.4'
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal
W12x14		1000			
W12x19		1000			
W14x22		1000			
W16x26		1000			
W16x31		1000			
W18x25		1000			
W18x35		1000			
W18x40		1000			
W21x44		1000			
W21x60		1000			
W24x62		1000			
W24x75		1000			
MISC. FRAMING					
Steel Angle for Masonry Supports		1000			
Tube steel w/ steel angle (8"x6"x1") at curtainwall needs		1000			
Entry Canopy Tube Steel Framing		1000			
Support and bracing for steel damage		1000			
Misc. Framing for New Openings		1000			
CONNECTIONS					
Connections & Bridging - 15%		1000			
Moment Connections		1000			
Base Plates & Anchor Rods		1000			
Bearing Plates & Anchor Bolts		1000			
CMU caps & angles		1000			
DECKING					
Steel Floor Deck / angle - infills		1000			
Steel Roof Deck / angle - new		1000			
MISCELLANEOUS					
Crane / Rigging		1000			
Fire Watch		1000			
Finishing Coordination		1000			
TOTAL STRUCTURAL STEEL				\$	411,506
05 50 00 - METAL FABRICATIONS					
EXTERIOR					
Mechanical Screening, Steel Frame & Post		9,000	sf	\$	4,790
Mechanical Screen Supports @ 8' OC		10	lf		47,830
Bolards		10	ea		
Exterior Stair Hand Railing - galv		10	lf		
Exterior Stair Guard Railing - galv		10	lf		
Exterior Ramp Hand Railing - galv		10	lf		
Exterior Ramp Guard Railing - galv		10	lf		
Roof Access Ladders		10	lf		
Lunels @ 3' and 6' Openings		10	lf		
Lunels @ 8' and 12' Openings		10	lf		
Vehicular guardrail at Parking Lot		10	lf		
INTERIOR					
Hand Rails at Stairs		10	lf		
Guard Rails at Stairs		10	lf		
Ornamental Guard Rails w/ Glass & Stainless at Balcony		10	lf		
Decorative Steel Railing		10	ea		
Elevator Ladder		10	ea		
Elevator Pit Cover		10	ea		
Elevator Sit Angles		10	ea		
Elevator Host Beam		10	ea		
Lunels @ 3' and 6' Openings		10	lf		
Lunels @ 8' and 12' Openings		10	lf		
Stairs - Typical Egress		10	lf		
Stairs - Straight w/ Landing		10	lf		
Stair - Ornamental		10	lf		
MISCELLANEOUS					
Finishing Coordination		10	ea		
TOTAL METAL FABRICATIONS				\$	47,830
06 10 00 - ROUGH CARPENTRY					
BLOCKING					
Exterior Window 1x & 2x Sigs		252	lf	\$	12.48
Exterior Curtain Wall & Staircase (perimeter)		107	lf	\$	15.60
Interior Staircase (perimeter)		27	lf	\$	12.48
Interior Doors		697	lf	\$	8.24
Roof Perimeter Wood Blocking (assume 3 pcs)		860	lf	\$	14.42
Miscellaneous Roof Transoms, Skylight Blocking, etc.					
Roof Curb Blocking		10	lf		
Base Cabinet in-wall blocking (assume 2 pieces)		28	lf	\$	9.89
Upper Cabinet in-wall blocking (assume 2 pieces)		25	lf	\$	9.89
Full Height Cabinet in-wall blocking (assume 3 pieces)					
Workstations/Counters in-wall blocking (assume 2 pieces)					
Chest Rod & Shelf Blocking		10	lf		
Misc. Interior Wall Blocking (20% of wall area)					
TEMPORARY PROTECTIONS					
Temporary Partitions		10	sf		
Remove Temp Walls		10	sf		

ESTIMATE DETAIL				AREA 1		9.51E 4'
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
WATERPROOFING						
Wastecolting (7 sf/lf)	sf					
Door Casings (20 lf/lf)	lf					
Window Casings (12 lf/lf)	lf					
SILLS - Materials						
Window Sills - Solid Surface	lf					
SILLS - Labor						
Installation	hrs					
Miscellaneous						
Misc. Nailwork Allow	lb					
Scaffold Scaff Tower for Roof Access	lm					
Chain of custody and certification for FSC is excluded						
Phasing Coordination	ea					
TOTAL FINISH CARPENTRY					\$	48,523
07 10 00 - DAMP / WATERPROOFING						
DAMP / WATERPROOFING						
Elevator Pit	sf					
Exterior Building Waterproofing	sf					
AVB at Masonry	sf					
AVB at EIFS	sf					
AVB at Siding	sf					
AVB at Metal Panels	sf					
TOTAL DAMP / WATERPROOFING					\$	-
07 21 00 - THERMAL INSULATION						
SPRAY FOAM						
Spray Foam Insulation	sf					
LOOSE-FILL CELLULOSE						
Loose-Fill Cellulose Insulation (10') at Light Gauge Framing Areas	sf					
RIGID						
Rigid Insulation - 3" Vertical at Core Foundation	1,700 sf	\$	5.67	\$	9,631	
Rigid Insulation - 3" Horizontal at Core Slab-on-Grade	9,415 sf	\$	5.67	\$	53,336	
Rigid Insulation - 3" at Masonry Walls	sf					
BATT						
Batt Insulation - 3" wall Drywall Partitions						
TOTAL THERMAL INSULATION					\$	62,966
07 25 00 - AIR & VAPOR BARRIERS						
FLUID APPLIED						
Fluid Applied Air & Vapor Barriers at Masonry	925 sf	\$	8.24	\$	7,627	
Fluid Applied Air & Vapor Barriers at Siding	6,213 sf	\$	8.24	\$	51,195	
TOTAL AIR & VAPOR BARRIERS					\$	58,817
07 30 00 - SIDING						
CEMENTITIOUS SIDING						
Materials						
Cementitious Siding at Exterior (10% waste) Chippboards	2,400 sf	\$	15.45	\$	37,080	
Cementitious Siding at Interior (10% Waste) Barriers	3,300 sf	\$	13.91	\$	45,887	
Cementitious Soffits	408 sf	\$	20.60	\$	8,405	
Cementitious Soffits Entry	105 sf	\$	20.60	\$	2,163	
Cementitious Trimwork at Door/Windows (10% waste)	600 lf	\$	10.30	\$	6,180	
Labor						
Installation	6,500 sf	\$	7.08	\$	45,995	
CEMENTITIOUS TRIMWORK						
Materials						
Cementitious Trimwork at Corners & Roof Copings (10% waste)	1 lb	\$	257.50	\$	258	
PVC Column Enclosures	2 ea	\$	2,575.00	\$	5,150	
Blocking / Bulldozers for Trimwork	1 lb	\$	103.00	\$	103	
Labor						
Installation	sf					
MISCELLANEOUS						
Scaffolding & Staging	lb					
Phasing Coordination	ea					
TOTAL ERS					\$	151,219
07 46 00 - EXTERIOR PANELS						
TOTAL EXTERIOR PANELS					\$	-
07 50 00 - ROOFING						
SHINGLE ROOFING						
Asphalt Shingle Pitched Roof	11,300 sf	\$	25.75	\$	289,975	
Ridge Vent at Sloped Roof Areas	140 sf	\$	25.75	\$	3,605	
Hips & Valleys at Pitched Roof Area	sf					
FLASHING & SHEET METAL						
Cap Flashing at Shingle Roof	580 lf	\$	9.27	\$	5,377	
MISCELLANEOUS						
Metal Gutters 6"	272 lf	\$	23.69	\$	6,444	
Downspouts	252 lf	\$	11.33	\$	2,855	
Temp Roof Rails	sf					
Temp Roof Allowance	sf					
Fall Protection	sf					

ESTIMATE DETAIL			AREA 1			3,384 sq'
DESCRIPTIONS			Qty	Unit	Unit Price	Subtotal
Phasing Coordination			ea			Total
07 02 00 - SHEET MTL FLASHING & TRIM			TOTAL ROOFING			309,255
			TOTAL FLASHING & TRIM			-
07 01 00 - APPLIED FIREPROOFING			TOTAL FIREPROOFING			-
INTUMESCENT			lf			
Insulating Coatings						
APPLIED FIREPROOFING			sf			
Applied Fireproofing - 1 hr at Beams & Deck			sf			
Applied Fireproofing - 1 hr at Columns			sf			
Applied Fireproofing - Patching			sf			
07 04 00 - PENETRATION FIRESTOPPING			TOTAL FIRESTOPPING			6,173
FIRESTOPPING			9,988	sf	0.62	6,173
Fire Restraint Joint Systems - Smoke 1 Hr / 2 Hr			sf			
07 92 00 - JOINT SEALANTS			TOTAL JOINT SEALANTS			9,900
JOINT SEALANTS						
Foundations						
Millwork / Casework			38	ea	82.40	3,131
Door Frames			13	ea	283.25	3,682
Windows			9,988	sf	0.31	3,086
Misc Joint Sealants						
08 10 00 - DOORS & FRAMES			TOTAL DOORS & FRAMES			102,986
EXTERIOR DOORS & FRAMES						
Frames - Material						
HM Frame - Double			1	ea	520.15	520
HM Frame - Single			4	ea	437.75	1,751
Doors - Material						
HM Doors			6	lvs	412.00	2,472
Labor						
Unload, Catalogue, Distribute			8	lvs	90.49	747
Frame Installation			13	lvs	164.94	2,062
Door Installation			24	lvs	219.92	5,278
INTERIOR DOORS & FRAMES						
Frames						
Frame Type - 3x7 HM			28	ea	520.15	14,564
Frame Type - 5x7 HM			1	ea	520.15	520
Frame Type - 6x7 HM			4	ea	901.25	3,605
Frame Type D - HM 3070 w/ borrowed lights 3' 6"			ea			
Frame Type E - HM 6070			ea			
Frame Type F - FRP 3070 pre-finished			ea			
Frame Type G - FRP 6070 pre-finished			ea			
Frame Type H - FRP 6070 pre-finished w/ removable mullion			ea			
Doors						
Door Type - 3x7 HM			32	lvs	633.45	20,270
Door Type - 5x7 HM			1	lvs	669.50	670
Door Type - FRP 3 FRP Flush 3070 with HM lile			lvs			
Door Type - WD-1 Wood Flush 3070			lvs			
Door Type - WD-2 Wood Flush 3070 with narrow lile			lvs			
Door Type - WD-3 Wood Flush 3070 with HM lile			lvs			
Labor						
Unload, Catalogue, Distribute			142	lvs	90.49	12,878
Frame Installation			74	lvs	164.94	12,247
Door Installation			116	lvs	219.92	25,401
MISC.						
Privacy Shielder for Interior Door Vision Panels (6' x 2'-10")			ls			
Phasing Coordination						
Door Hardware - See hardware section						
08 30 00 - SPECIALTY DOORS			TOTAL SPECIALTY DOORS			7,775
EXTERIOR						
Overhead Doors (12' x 14') Garage Bay Blind Doors			3	ea	30,900.00	92,700
Overhead Doors (14' x 14') Garage Bay Doors			3	ea	9,785.00	29,355
Overhead Door Frames			6	ea	1,560.45	9,363
INTERIOR						
Operator			3	ea	2,575.00	7,725
Access Doors			ea			
08 41 00 - ENTRANCE & STOREFRONTS			TOTAL SPECIALTY DOORS			103,143
EXTERIOR						

[illegible]

ESTIMATE DETAIL				AREA 1		
DESCRIPTIONS				QTY	Unit	Subtotal
WALL TILE						3,913 sf
CW T-1 - Ceramic Wall Tile				1,000	sf	\$ 23.69 \$ 23,690
MISCELLANEOUS						
Marble Thresholds				10	lf	\$ 20.60 \$ 206
Crack Suppression, Waterproofing Membrane				242	sf	\$ 3.12 \$ 755
Temporary Floor Protection				242	sf	\$ 2.06 \$ 499
Allic Stock (3%)				3%	pct	\$ 34,343.73 \$ 1,030
Phasing Coordination				ea		
				TOTAL TILE \$ 34,374		
09 51 00 - ACOUSTICAL CEILINGS						
ACOUSTICAL CEILINGS						
ACT-1 Armstrong Ultima 2x2				4,155	sf	\$ 10.30 \$ 42,797
MISCELLANEOUS						
Allic Stock (3%)				3%	pct	\$ 44,080.40 \$ 1,332
Phasing Coordination				ls		
				TOTAL ACOUSTICAL CEILING \$ 44,119		
09 64 00 - WOOD FLOORING						
				TOTAL WOOD FLOORING \$ -		
09 61 10 - VAPOR MITIGATION						
TOPICAL MOISTURE MITIGATION						
Methylene Migation - Top / Gum Sub				4,588	sf	\$ 5.67 \$ 25,991
				TOTAL VAPOR MITIGATION \$ 25,991		
09 65 00 - RESILIENT FLOORING						
STAIRS						
RFT-1 Rubber Floor Tile at Landings				100	sf	\$ 15.45 \$ 1,545
RST-1 - Rubber Treads / Risers				lf		
FLOORS						
LVT				1,989	sf	\$ 6.95 \$ 13,820
RSF - Rubber Sports Floor				193	sf	\$ 14.51 \$ 2,801
Vinyl Static Dissipative Tile				90	sf	\$ 8.24 \$ 742
Floor Prep				9,988	sf	\$ 0.78 \$ 7,793
Temporary Floor Protection				2,372	sf	\$ 1.03 \$ 2,443
WALL BASE & ACCESSORIES				1,735	lf	\$ 3.09 \$ 5,361
Resilient Wall Base				67	lf	\$ 7.21 \$ 483
Transition Strip, Thresholds, etc						
MISCELLANEOUS						
Allic Stock				3%	pct	\$ 36,046.13 \$ 1,081
Phasing Coordination				ls		
				TOTAL RESILIENT FLOORING \$ 36,678		
09 67 00 - RESINOUS FLOORING						
EPOXY RESINOUS FLOORING						
Epoxy Flooring				427	sf	\$ 14.51 \$ 6,197
EB-1 Cove Base				172	lf	\$ 12.12 \$ 2,085
Temporary Floor Protection				427	sf	\$ 1.03 \$ 440
				TOTAL RESINOUS FLOORING \$ 8,721		
09 68 00 - CARPET						
CARPET						
Carpet Tile				974	sf	\$ 6.73 \$ 6,556
Floor Prep				974	sf	\$ 1.03 \$ 1,003
Temporary Floor Protection				3%	pct	\$ 7,785.73 \$ 234
Allic Stock						
				TOTAL CARPET \$ 7,793		
09 69 00 - ACCESS FLOORING						
				TOTAL ACCESS FLOORING \$ -		
09 80 00 - ACOUSTICAL TREATMENT						
				TOTAL ACOUSTICAL TREAT. \$ -		
09 91 00 - PAINTING						
EXTERIOR						
Doors & Frames						
HM Doors				6	ea	\$ 52.02 \$ 312
HM Frames				5	ea	\$ 130.04 \$ 650
TRIM						
PVC Trim				600	lf	\$ 5.15 \$ 3,090
Columns				4	ea	\$ 515.00 \$ 2,060
INTERIOR						
Doors & Frames						
HM Doors				33	ea	\$ 88.43 \$ 2,918
HM Frames				33	ea	\$ 130.04 \$ 4,291
Window Frames				15	ea	\$ 130.04 \$ 1,951
Stair Finishes						
Paint Stair & Rails				1	fts	\$ 2,600.75 \$ 2,601

ESTIMATE DETAIL

AREA 1				5,323.14
QTY	UNIT	UNIT PRICE	SUBTOTAL	TOTAL

1	allow	\$	5,201.50	\$	5,202
1	allow	\$	5,201.50	\$	5,202

TOTAL COMM. LAUNDRY EQUIP. \$ 10,403

11 30 00 - RESIDENTIAL APPLIANCES

RESIDENTIAL APPLIANCES

1	ea	\$	1,905.50	\$	1,906
1	ea	\$	180.25	\$	180
1	ea	\$	1,287.50	\$	1,288
1	ea	\$	978.50	\$	979
4	ea	\$	99.77	\$	399

TOTAL RES. APPLIANCES \$ 4,751

11 40 00 - FOOD SERVICE EQUIPMENT

TOTAL FOODSERVICE \$ -

11 50 00 - FIRING RANGE EQUIPMENT

TOTAL FR. EQUIPMENT \$ -

11 52 00 - AUDIO-VISUAL EQUIPMENT

TOTAL AV EQUIPMENT \$ -

11 60 00 - ATHLETIC EQUIPMENT

TOTAL ATHLETIC EQUIPMENT \$ -

11 90 00 - MISC. EQUIPMENT

TOTAL MISC. EQUIPMENT \$ -

12 20 00 - WINDOW TREATMENT

WINDOW TREATMENT

200	sf	\$	19.06	\$	3,811
	sf				

TOTAL WINDOW TREATMENT \$ 3,811

12 40 13 - ENTRANCE MATS & FRAMES

TOTAL ENTRY MAT & FRAME \$ -

12 52 00 - SEATING

TOTAL FIXED SEATING \$ -

13 00 00 - SPECIAL CONSTRUCTION

TOTAL SPECIAL CONSTRUCTION \$ -

14 20 00 - ELEVATORS

TOTAL ELEVATORS \$ -

21 00 00 - FIRE PROTECTION

FIRE PROTECTION GENERAL CONDITIONS

1	ls	\$	4,326.00	\$	4,326
1	ls	\$	1,287.50	\$	1,288
1	ls	\$	8,961.00	\$	8,961
1	ls	\$	1,487.40	\$	1,487
1	ls	\$	1,545.00	\$	1,545
1	ls	\$	2,472.00	\$	2,472
1	ls	\$	3,914.00	\$	3,914
1	ea	\$	8,755.00	\$	8,755
1	ea	\$	1,236.00	\$	1,236
1	ea	\$	978.50	\$	979
1	ea	\$	4,120.00	\$	4,120
40	lf	\$	36.05	\$	1,442
9,988	gsf	\$	0.46	\$	4,629
58	ea	\$	105.06	\$	6,093
34	ea	\$	100.94	\$	3,432
1	ea	\$	1,545.00	\$	1,545
10	ea	\$	118.45	\$	1,185
500	lf	\$	51.50	\$	25,750
1,133	lf	\$	25.75	\$	29,175

Kitchen Hood Fire Suppression Excluded (Division 23)

FIRE PUMP SYSTEM

TOTAL FIRE PROTECTION \$ 112,334

22 00 00 - PLUMBING

ESTIMATE DETAIL

PLUMBING GENERAL CONDITIONS

DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total
Testing & Inspection					
Coordination & management	1	ls	\$ 3,605.00	\$ 3,605	
Permits and fees	1	ls	\$ 15,450.00	\$ 15,450	
Seismic restraints / bracing	1	ls	\$ 5,583.37	\$ 5,583	
Coring & patching / firestopping	1	ls	\$ 3,483.42	\$ 3,483	
Hoisting & rigging / floor loading	1	ls	\$ 9,630.50	\$ 9,631	
Shop drawings & submittals	1	ls	\$ 5,438.40	\$ 5,438	
Record drawings / as built	1	ls	\$ 1,545.00	\$ 1,545	
Access panels - furnish only	1	ls	\$ 2,060.00	\$ 2,060	
	1	ls	\$ 1,030.00	\$ 1,030	
DOMESTIC WATER PIPING					
2" Domestic water pipe (Type L Cu) - Main	300	lf	\$ 61.80	\$ 18,540	
Domestic water supply branch (Type L Cu)	800	lf	\$ 43.26	\$ 38,089	
Fixture Rough-in	17	ea	\$ 308.00	\$ 5,253	
Pipe insulation	1,180	lf	\$ 12.36	\$ 14,585	
	1	ls	\$ 8,748.06	\$ 8,748	
SANITARY WASTE & VENT PIPE (UNDERGROUND)					
Misc. valves, tees and elbows	120	lf	\$ 87.55	\$ 10,506	
6" Sanitary Waste & Vent Pipe	250	lf	\$ 77.25	\$ 19,313	
4" Sanitary Waste & Vent Pipe	40	lf	\$ 46.35	\$ 1,854	
SANITARY WASTE & VENT PIPE (ABOVE GROUND)					
2" Sanitary Waste & Vent Pipe	200	lf	\$ 72.10	\$ 14,420	
Fixture Rough-in	675	lf	\$ 51.50	\$ 34,763	
FD-1 - 4" Floor Drain	17	ea	\$ 308.00	\$ 5,253	
FD-2 - 3" Floor Drain	2	ea	\$ 594.83	\$ 1,190	
Floor Trench Drain	5	ea	\$ 498.52	\$ 2,493	
Trap Phantoms	200	lf	\$ 139.05	\$ 27,810	
	1	ls	\$ 1,030.00	\$ 1,030	
	3	ea	\$ 772.50	\$ 2,318	
STORM DRAINAGE SYSTEM					
Pitched Roof - Gutters & Downspouts Only					
GAS PIPING					
2" Natural Gas Pipe (Sched 40 Black Steel)	150	lf	\$ 36.05	\$ 5,408	
1" Natural Gas Pipe (Sched 40 Black Steel)	40	lf	\$ 24.72	\$ 989	
Valves, Tees & Flanges	1	ls	\$ 1,185.87	\$ 1,186	
Gas Meter Assembly (Connection Only)	1	ea	\$ 772.50	\$ 773	
Gas Connections to Equipment, regulator vent to atmosphere	1	ea	\$ 566.50	\$ 567	
COMPRESSED AIR PIPING					
CA Piping (Type L Cu)	350	lf	\$ 36.05	\$ 12,618	
Valves, Tees & Flanges	1	ls	\$ 1,949.40	\$ 1,949	
	2	ea	\$ 1,236.00	\$ 2,472	
PLUMBING EQUIPMENT					
WH-1 - Gas Fired Water Heaters - Condensing (Model AO Smith B1H-199)	1	ea	\$ 14,935.00	\$ 14,935	
RP-1 - Hot Water Recirc Pump Inline Circulator	1	ea	\$ 2,472.00	\$ 2,472	
EXP-1 - Expansion Tank	1	ea	\$ 1,236.00	\$ 1,236	
Air Compressor, walltie pad, gauges & trim	1	ea	\$ 8,755.00	\$ 8,755	
2,500 Gallon Deacon Tank (Set by Cmt)	1	ea	\$ 6,755.00	\$ 6,755	
GL-1 - Graess Recovery Unit (Kitchen)	1	ea	\$ 10,815.00	\$ 10,815	
TMA-1 - Thermostatic Mixing Valve (Acon Valve MV17-3)	1	ea	\$ 3,605.00	\$ 3,605	
Non Potable Backflow Equipment - Backflow Preventers	1	ea	\$ 2,775.85	\$ 2,776	
Heat Trace Equipment, Temperature Maintenance Cable System	1	ea	\$ 2,575.00	\$ 2,575	
	1	ls	\$ 5,150.00	\$ 5,150	
PLUMBING FIXTURES					
W-1 - Water Closet - Wall Hung	4	ea	\$ 2,163.00	\$ 8,652	
L-1 - Lavatory - Wall Hung (Includes mixing valve)	4	ea	\$ 1,905.50	\$ 7,622	
SH-1 - Shower	2	ea	\$ 3,296.00	\$ 6,592	
SH-2 - Decca Shower	1	ea	\$ 3,502.00	\$ 3,502	
S-1 - Decca Sink	1	ea	\$ 2,266.00	\$ 2,266	
S-2 - Kitchen Double Sink	1	ea	\$ 1,905.50	\$ 1,906	
MSK - Mop Sink w/ Integral Drain	1	ea	\$ 2,060.00	\$ 2,060	
EW-1 - Electric Water Cooler	1	ea	\$ 4,377.50	\$ 4,378	
ES-EW - Emergency Shower & Eye Wash (Includes mixing valve)	1	ea	\$ 3,625.60	\$ 3,626	
Washing Machine Valve Box (Laundry)	1	ea	\$ 413.55	\$ 414	
WH-1 - Freeze Proof Wall Hydrant w/ SS Hinged Lockable Cover	3	ea	\$ 705.55	\$ 2,117	
WH-2 - Interior Hydrant w/ SS Hinged Lockable Cover	2	ea	\$ 566.50	\$ 1,133	
HB-1 - House Bibb	4	ea	\$ 549.51	\$ 2,198	
Extractor Arm (Assumed)	1	ea	\$ 2,266.00	\$ 2,266	
Water Hose Reel (Assumed)	2	ea	\$ 1,236.00	\$ 2,472	
Truck Fill Valve (Assumed)	1	ea	\$ 1,030.00	\$ 1,030	
Ice Machine, Refrigerator, Coffee Maker (Convenience Connections)	1	ea	\$ 1,545.00	\$ 1,545	
TOTAL PLUMBING					\$ 396,022
23 00 00 - HVAC					
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	\$ 16,276.56	\$ 16,277	
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	\$ 9,475.00	\$ 9,476	
Seismic restraints / bracing	1	ls	\$ 10,470.96	\$ 10,471	
Access panels - furnish only	1	ls	\$ 2,060.00	\$ 2,060	
Estimate Detail					

ESTIMATE DETAIL

DESCRIPTIONS

TESTING & BALANCING

Testing & Balancing (Water / Air)

INSULATION

Insulation - Duct
Insulation - Premium for Acoustic Lined Duct
Insulation - Pipe

AUTOMATIC TEMPERATURE CONTROLS FOR HVAC

Building Management System

REFRIGERANT PIPING

Refrigerant Piping - Hard Copper
Misc. Valves, Tees & Fittings

HYDRONIC PIPING

4" HWS&R Pipe (Schedule 40 Black Steel)
2" HWS&R Pipe & Smaller (Copper Type L)
Condensate Piping

CONDENSATE PIPING

HVAC AIR DISTRIBUTION

Ductwork - Galvanized
RIGDs - (Registers, Grates & Diffusers)
Exterior Intake and Exhaust Louvers
Roof Ventvisor Hoods

Dampers & Misc. Ductwork Accessories

EXHAUST FANS

KES-1 - Kitchen Hood Inline Fan (500 CFM)
EF-7 - Exhaust Fan 50-100 CFM
EF-3,4,8,10 - Exhaust Fan 125-150 CFM
EF-6 - Exhaust Fan 200-350 CFM
EF-9 - Exhaust Fan 350-450 CFM
EF-1, 2 - Exhaust Fan 650-750 CFM
EF-11 - Exhaust Fan 1900 CFM
EF-15 - Exhaust Fan 2800 CFM
DF-1, DF-2, Desiccation Fan

Vehicle Exhaust System Hood (similar to Pyroment)

CENTRAL HEATING EQUIPMENT

B-1 - B-2, Gas Fired Condensing Boiler (400 MBH)
HX-1, Heat Exchanger HW
Boiler Fuel Pipe (AL29-4C Flue)

Boiler Breaker Pipe (Phypro)

Boiler Condensate Neutralizer Kit

ET-1, ET-2, Expansion Tanks

AS-1 - Air Separator (2.5")
HS-1 - Hydraulic Separator (4")
Glycol Fill System & Tank
Chemical Shot Filler

P-1,2,3 - HW In-Line Circulation Pump

CENTRAL COOLING EQUIPMENT

ACCU-1, Sealing DOAS-1
VRF 1,2,3,4 VRF Outdoor Units

Condenser stands & Support

DOAS-1 - Outside Air Unit - 1,800 CFM, HW Heating, DX Cooling
Seismic Roof Curb & Ductage

HVAC TERMINAL EQUIPMENT

AC-1 - Ductless Split AC Indoor Unit (12 MBH / 1 Ton) (Idea 107)
CU-1 - Ductless Split AC Condensing Unit (12 MBH / 1 Ton) (Idea 107)
Hot Water Radiant Floor Heating System Manifolds
Hot Water Radiant Floor Heating System

UH-1,2,3,4,7 (HW Unit Heater)

UH-5,6 (HW Unit Heater)

CUH-1 (HW Cabinet Unit Heater)

EHU-1 (Electric Unit Heater 3,000 W)

VRF Indoor Unit 0.75 tons

VRF Indoor Unit 1 tons

VRF Indoor Unit 1.5 tons

VRF Indoor Unit 2 tons

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

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VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

VRF Branch Controllers

TOTAL HVAC \$ 1,137,251

26 00 00 - ELECTRICAL

ELECTRICAL GENERAL REQUIREMENTS

Coordination and management
Permits and fees

Conring & patching / Insisting

Commissioning support
Temporary power and lighting

SERVICE AND DISTRIBUTION (NORMAL POWER)

600A main circuit breaker/ITVSS cabinet
600A main disconnect switch
600A main distribution panelboard
125kW diesel generator

600A ATS

225A panelboard
125A panelboard

125A panelboard

125A panelboard

125A panelboard

125A panelboard

125A panelboard

125A panelboard

125A panelboard

125A panelboard

125A panelboard

ESTIMATE DETAIL				AREA 1			
DESCRIPTIONS				Qty	Unit	Unit Price	Subtotal
							Total
Water Sockets				1	ea	\$ 515.00	\$ 515
PV Infrastructure							
SERVICE AND DISTRIBUTION (GENERATOR)							
600A feed				80	lf	\$ 262.65	\$ 21,012
225A feed				60	lf	\$ 92.70	\$ 5,562
125A feed				30	lf	\$ 53.56	\$ 1,607
Gear and distribution allowance				9.988	sf	\$ 1.03	\$ 10.288
GROUNDING SYSTEM							
Building / Equipment Grounding System				9.988	sf	\$ 0.52	\$ 5.144
EQUIPMENT CONNECTIONS							
WH-1 - Gas Fired Water Heaters				1	ea	\$ 2,060.00	\$ 2,060
RP-1 - Hot Water Recirc Pump Inline Circulator				1	ea	\$ 1,236.00	\$ 1,236
Air Compressor				1	ea	\$ 1,545.00	\$ 1,545
Heat Trace system				1	ls	\$ 1,545.00	\$ 1,545
Exhaust Fan				12	ea	\$ 669.50	\$ 8,034
DF-1, DF-2, Desiccation Fan				2	ea	\$ 824.00	\$ 1,648
Vehicle Exhaust System H/d (similar to Pyromount)				1	ea	\$ 3,605.00	\$ 3,605
B-1, B-2, Gas Fired Condensing Boiler (400 MBH)				2	ea	\$ 2,060.00	\$ 4,120
P-1,2,3 - HW In-Lines Circulation Pump				3	ea	\$ 1,236.00	\$ 3,708
ACCU-1, Servoing DOAS-1				1	ea	\$ 5,150.00	\$ 5,150
VRF 1, 2,3,4 VRF Outdoor Units				4	ea	\$ 3,605.00	\$ 14,420
AC-1 - Ductless Split AC Indoor Unit (12 MBH / 1 Ton) IT/Qua 107				1	ea	\$ 1,236.00	\$ 1,236
CU-1 - Ductless Split AC Condensing Unit (12 MBH / 1 Ton) IT/Qua 107				1	ea	\$ 1,854.00	\$ 1,854
Hot Water Radiant Floor Heating System Handoffs				1	ls	\$ 824.00	\$ 824
Unit Heater				7	ea	\$ 669.50	\$ 4,687
CUH-1 (HW Cabinet Unit Heater)				4	ea	\$ 669.50	\$ 2,678
EUH-1, (Electric Unit Heater 3,000 W)				1	ea	\$ 721.00	\$ 721
VRF Branch Condensers				13	ea	\$ 483.50	\$ 6,276
Disposal lead and connection				1	ea	\$ 1,236.00	\$ 1,236
OHO lead and connection				3	ea	\$ 2,060.00	\$ 6,180
LIGHTING CONTROLS							
ELMR				15	ea	\$ 257.50	\$ 3,863
OS				17	ea	\$ 309.00	\$ 5,253
S				8	ea	\$ 27.81	\$ 222
S 30				1	ea	\$ 206.00	\$ 206
S3				7	ea	\$ 39.14	\$ 274
S4				3	ea	\$ 43.26	\$ 130
SD				4	ea	\$ 206.00	\$ 824
SJA				7	ea	\$ 206.00	\$ 1,442
SP				1	ea	\$ 206.00	\$ 206
ST				3	ea	\$ 206.00	\$ 618
Lighting controls allowance				9.988	sf	\$ 0.52	\$ 5.144
INTERIOR LIGHTING / BRANCH WIRING							
A - 2x2				76	ea	\$ 288.40	\$ 21,918
A EM - 2x2				3	ea	\$ 391.40	\$ 1,174
B - 8"				22	ea	\$ 824.00	\$ 18,128
B1 - 4"				4	ea	\$ 412.00	\$ 1,648
B1 EM - 4"				2	ea	\$ 515.00	\$ 1,030
C - 4"				4	ea	\$ 412.00	\$ 1,648
D - DL				1	ea	\$ 412.00	\$ 412
Ext sign				9	ea	\$ 288.40	\$ 2,596
SD - DL				23	lf	\$ 154.50	\$ 3,554
SW - ext sconce				26	ea	\$ 432.60	\$ 11,248
Lighting allowance				6	ea	\$ 772.50	\$ 4,635
BRANCH POWER				9.988	sf	\$ 0.52	\$ 5.144
2 channel raceway				30	lf	\$ 41.20	\$ 1,236
3 gang floor box				9	ea	\$ 1,030.00	\$ 9,270
Double duplex receptacle				16	ea	\$ 55.62	\$ 890
Duplex receptacle				62	ea	\$ 27.81	\$ 1,724
Duplex receptacle in raceway				17	ea	\$ 27.81	\$ 473
Duplex receptacle w/USB				18	ea	\$ 72.10	\$ 1,298
GFI duplex receptacle				38	ea	\$ 39.14	\$ 1,487
W/P device plate				6	ea	\$ 23.69	\$ 142
Device box				370	ea	\$ 27.81	\$ 10,290
Device plate				200	ea	\$ 5.15	\$ 1,030
3/4" EMT				1,300	lf	\$ 12.36	\$ 16,068
#12 THHN				5,850	lf	\$ 1.65	\$ 9,641
MC cable				7,000	lf	\$ 5.82	\$ 40,737
LV cabling				1,650	lf	\$ 2.63	\$ 4,334
TELECOMMUNICATIONS							
Telecommunication Infrastructure							
Main Telecommunications Room Fit-out (Cabinetry, (1) Racks, Managers)				1	ls	\$ 7,725.00	\$ 7,725
Device box w/ 1" conduit to ceiling				47	ea	\$ 144.20	\$ 6,777
4" EMT sleeves				3	ea	\$ 231.75	\$ 695
Cable tray				14	lf	\$ 72.10	\$ 1,009
Allowance to support existing FO, data, sec etc per Note 32 T001						Assumes NIC - RFI submitted	
Telecommunication System							
Network devices and switches furnished and installed by contractor T001, assumes NIC				9	ea	\$ 26.78	\$ 241
1 port data device				8	ea	\$ 55.62	\$ 445
2 Port data device				7	ea	\$ 80.34	\$ 562
3 Port data device							

ESTIMATE DETAIL				AREA 1			
DESCRIPTIONS				Qty	Unit	Unit Price	Subtotal
3 Port data device in floor box				9	ea	\$ 80.34	723
CATV device				3	ea	\$ 26.78	80
WAP (2 port)				11	ea	\$ 463.50	5,099
CAT 6A Plenum Cable				15,150	lf	\$ 2.63	39,791
Terminations and Testing				1	ls	\$ 5,150.00	5,150
AUDIO VISUAL							
Audio Visual Infrastructure							
Rough-in, allow				9,988	sf	\$ 0.26	2,572
Audio Visual System							
Training room sound system, allow				1	ls	\$ 10,300.00	10,300
EMERGENCY CALL SYSTEM							
Dome Light				4	ea	\$ 257.50	Assumes NEC
Pul station				4	ea	\$ 185.40	1,030
Power Supply, Transformer, Wiring				8	ea	\$ 618.00	742
P/A SYSTEM							
PA system				9,988	sf	\$ 0.77	7,716
S-assumes PA speaker, allow				47	ea	\$ 206.00	9,682
LV Cabling				1,880	lf	\$ 2.63	4,938
SECURITY SYSTEM							
CCTV camera (stationary) WP				9	ea	\$ 721.00	6,489
CRKP				5	ea	\$ 463.50	2,318
DC				8	ea	\$ 257.50	2,060
Intercom station				3	ea	\$ 2,575.00	7,725
Speaker				6	ea	\$ 206.00	1,236
Device box w/ 1" conduit to ceiling				25	ea	\$ 144.20	3,605
LV Cabling				4,000	lf	\$ 2.63	10,506
Security system allowance				9,988	sf	\$ 1.55	15,431
FIRE ALARM SYSTEM:							
(FACP)				1	ea	\$ 7,725.00	7,725
(FARA)				1	ea	\$ 2,575.00	2,575
Initiating device				19	ea	\$ 169.95	3,229
Signaling device				31	ea	\$ 190.55	5,907
Signaling device WP				4	ea	\$ 221.45	886
Device box				56	ea	\$ 27.81	1,557
3/4" EMT				500	lf	\$ 12.36	6,180
#1 THHN				1,500	lf	\$ 1.05	2,472
FA MC cable				2,600	lf	\$ 5.82	15,131
Fire alarm scope not yet defined				9,988	sf	\$ 1.03	10,288
BDA/ERRC system allow				9,988	sf	\$ 1.39	13,888
SITE ELECTRICAL UTILITIES							
Power riser				1	ea	\$ 2,575.00	2,575
Primary ductbank, allow 2-4"				240	lf	\$ 133.90	32,136
Pad mount transformer electrical requirements (TX by Utility Co)				1	ea	\$ 2,575.00	2,575
Secondary ductbank				60	lf	\$ 262.65	15,759
Communication riser				1	ea	\$ 2,575.00	2,575
Telecom ductbank, allow 2-4"				300	lf	\$ 133.90	40,170
Generator ductbank				80	lf	\$ 298.70	23,896
Site light, allowance				1	ls	\$ 30,000.00	30,000
EVC station, allow				2	ea	\$ 12,360.00	24,720
Misc site electrical including signage illuminated, allowance				1	ls	\$ 25,750.00	25,750
TOTAL ELECTRICAL						\$	951,815
27 10 00 - COMMUNICATIONS SYSTEMS							
TOTAL COMMUNICATIONS						\$	-
28 10 00 - FIRE ALARM							
TOTAL FIRE ALARM						\$	-
28 20 00 - SECURITY SYSTEMS							
TOTAL SECURITY						\$	-
28 56 00 - SITE ELECTRICAL							
TOTAL SITE ELECTRICAL						\$	-
31 00 00 - SITEWORK							
MOBILIZATION / SITE LAYOUT							
Mobilization / Demobilization				1	ls	\$ 15,450.00	15,450
6" H Chain Link Fence Enclosure (put up, maintain & remove)				1,100	lf	\$ 36.05	39,655
Temp Double Gate				2	ea	\$ 3,090.00	6,180
Temporary Fence Maintenance				14	mos	\$ 520.15	7,282
Site Safety				1	ls	\$ 15,450.00	15,450
General Dewatering (localized Pumping Only)							
Site Ground Maintenance							
Site Logistics				1	ls	\$ 18,540.00	18,540
Survey & Layout (controls)				1,200	sf	\$ 1.96	2,348
Construction Trailer Area				2,500	sf	\$ 1.96	4,893
Staging & Laydown Area							
Phasing Coordination							
EROSION CONTROL							
Haybales & Silt Fence at Site Perimeter				750	lf	\$ 8.32	6,242
Haybales & Silt Fence at Loan Stockpile Area							

ESTIMATE DETAIL					AREA 1			3,568 sq'	
DESCRIPTIONS					Qty	Unit	Unit Price	Subtotal	Total
Haystacks & Sit Fence at Sailing Basin									
Tree Protection - Fencing A									
S&P Fence									
Tree Protection - Fencing B					100	lf	\$ 12.36	\$ 1,236	
Inlet Protection (S&P Sacks) at Roadway Catch Basins					5	ea	\$ 206.00	\$ 1,030	
Mantian Erosion Control					14	mod	\$ 312.09	\$ 4,369	
Dewatering - Open Pump Only						hrs			
Dust Control - Water Truck						hrs			
Site Sweeping, Dust & Traffic Control						lf			
Temporary Seals						lf			
Temporary Outlet Structure w/ Riser						ea			
Temporary Piping						lf			
Remove Temporary Piping w/ Structure						lf			
Anti-back pads & maintenance					1	loc	\$ 3,090.00	\$ 3,090	
Water Source for Washout Area						allow			
Concrete washout area					15	ls			
GENERAL SITEWORK & REMOVALS									
Clear & Grub Site					70,000	sf	\$ 0.10	\$ 7,210	
Light Tree(s) Removal						ea			
Large Tree(s) Removal						ea			
Strip topsoil, stockpile (Assumed 12')						cy			
Screen top soil						cy			
Export (hangs @ 20%					850	lf	\$ 6.70	\$ 5,693	
Demo & Load Concrete / Granite Curb						cy			
Export Concrete / Granite Curb (16 ft/cy)						cyd			
Demo Asphalt Paving						cyd			
Demo & Load Concrete Flatwork (sidewalks, pads, etc.)					30	cyd	\$ 51.43	\$ 1,543	
Export Concrete Flatwork (sidewalks, pads, etc.)					30	cyd	\$ 39.14	\$ 1,174	
Demo Gravel Driveway - Including load and export					800	cyd	\$ 29.87	\$ 23,909	
Relocate Existing Light Pole						ea			
Demo Bollard(s)						ea			
Demo Fencing						lf			
Demo Utility Poles						ea			
Relocate Existing Utility Poles						ea			
Demo Utility Structures (CB's, MFT's, Transformer Pads, etc.)						ea			
Sewer road						lf			
EARTH MOVING (MASS EARTHWORK)									
General Grading - for Parking, Roadways & Sidewalks									
Cut to Common Fill						cy			
Cut to Fill - Stockpile						cy			
Cut to Waste - Stockpile						cy			
Place Stockpiled Material						sf			
Rough Grade						sf			
Prod./cut						sf			
Gravel Base (6") at Parking & Roadways						cy			
Fine Grading at Parking & Roadways						sf			
Gravel Base (6") at Sidewalks						cy			
Fine Grading & Compaction at Sidewalks (+20% compaction)						sf			
Gravel Base (6") at Concrete Pads						cy			
Fine Grading & Compaction at Concrete Pads						sf			
Building Pad for Ground Improvements						sf			
Cut to Common Fill						cy			
Cut to Fill - Stockpile						cy			
Cut to Waste - Stockpile						cy			
Place Stockpiled Material						sf			
Prod./cut						sf			
Stone Working Pad for Ground Improvements (20% compaction)						sf			
Fine Grading for Working Pad						sf			
Building Foundation & Slab Excavation									
Cut to Fill at Footings - Stockpile					547	cy	\$ 12.36	\$ 6,757	
Cut to Waste at Footings - Stockpile						cyd			
Cut Interior Piers & Pits - Stockpile						cy			
Place Stockpiled Material					547	cy	\$ 16.74	\$ 9,150	
Common Fill - Backfill Footings						cy			
Structural Fill - Backfill Footings to Slab Subgrade (+20% compaction)					91	cy	\$ 56.65	\$ 5,161	
Crushed Stone (12") below Footings, Piers & Pits (+20% compaction)					697	cy	\$ 8.32	\$ 5,804	
Cut to Fill at SOG - Stockpile						cy			
Cut to Waste at SOG - Stockpile						cy			
Excavate Elevator Pit						lf			
Excavate Hunched Footings					697	lf	\$ 75.19	\$ 52,438	
Crushed Stone (12") below Elevator Pit						cy			
Place Stockpiled Material					523	cy	\$ 39.14	\$ 20,472	
Structural Fill (12") below Elevator Pit (+20% compaction)						cy			
Structural Fill (12") below SOG (+20% compaction)						cy			
Crushed Stone (12") below SOG (+20% compaction)						sf			
Fine Grading for SOG						sf			
Miscellaneous									
Haul Excise Material Offsite - Assumed Clean						cy			
Contaminated / Polluted / Impacted Soils						tons			
Leak/Bleed Removal Allowance						allow			
Soils Testing						allow			
Soils Monitoring & Testing						allow			

ESTIMATE DETAIL					AREA 1		3,582.57
DESCRIPTIONS					Qty	Unit	Total
Soils Stockpile Management & Consumables							
Decontamination Equipment							
Frac Tank & Disposal of Contaminated / Polluted Stormwater							
EXTERIOR IMPROVEMENTS							
Asphalt Paving							
Heavy Duty Bannous - Roadway	sf	\$	4.64	\$	19,700	sf	91,310
Heavy Duty Bannous - Parking	sf						
Standard Duty Bannous - Roadway	sf						
Standard Duty Bannous - Parking	sf						
Standard Duty Bannous Rip & Replace	sf						
Pavement patching to new aprons in street							
Lee Striping - Center Strip	sf						
Lee Striping - Parking Spaces	sf						
Lee Striping - MC Spaces	sf						
Lee Striping - Cross Walk	sf						
Lee Striping - Fire Lane	sf						
Lee Striping - Directional Arrows, Symbols, Etc	ea						
Tackle Wearing Strips	sf						
Curbbing							
Concrete Curb (mono)	lf	\$	33.39	\$	1,220	lf	40,740
Concrete Curb	lf						
Granite Curb reduced at aprons	sf						
Wheel Stops							
Concrete Sidewalks	sf	\$	13.00	\$	1,905	sf	24,772
Colored Concrete Walls	sf						
Colored & Stamped Concrete Walls	sf	\$	16.48	\$	72	sf	1,187
Concrete Pads - Dumpster	sf	\$	16.48	\$	136	sf	2,241
Concrete Pads - Generator	sf	\$	16.48	\$	86	sf	1,417
Concrete Pads - Transformer	sf	\$	16.48	\$	320	sf	5,274
Concrete Pads - Housekeeping Pads	sf	\$	566.50	\$	15	sf	8,498
Concrete Haunch at Pads	sf						
Cast-in Place Entry Slabs, Walls & Risers	sf						
Concrete Island	sf						
HD Concrete Apron	sf						
HD Concrete Dumpster Pad	sf						
Loading Dock Footing	sf						
Loading Dock Wall	sf						
Footing @ Stopped Granite retaining wall	sf						
Sheet Piling	sf						
Concrete Retaining Wall & Footing 3'-5'	sf						
Concrete Retaining Wall Footing	sf						
Unit Pavers	sf						
Block Pavers	sf						
Concrete Pavers							
Athletic & Recreational Surfaces	sf						
Synthetic Athletic Surfaces	sf						
Synthetic Playground Surfaces	sf						
Rough Loam (assumed reuse)							
Topsoil over Cut & Fill areas - 6" place	cyd						
Topsoil over Existing - 3" place / (in / 3" place & spread	cyd						
Planting Soils & Mulch in islands	sf						
Undisturbed - Decomposed & Raked	sf						
Seeding							
Landscaping allowance	sf	\$	1.29	\$	60,000	sf	77,250
Groundcover - Pachira	ea						
Shrubs	ea						
Flowering Tree (medium)	ea						
Trees (medium)	ea						
Site Spectelites							
Rebarred concrete benches - Rubbed finish	cy						
Bench 6'	ea						
Siding metal gate	ea						
Blue Racks	ea						
Flag Poles	lf	\$	113.30	\$	40	lf	4,532
Railings @ Saw Stairs & MC Ramps	lf	\$	669.50	\$	1	lf	670
Fencing - Vinyl Dumpster Enclosure 8' H w/ mesh	sf						
Gate - Vinyl at Dumpster Enclosure 8' H w/ mesh	sf						
Fencing - Chain Link 6' H	sf						
Gate - Chain Link Swinging Single 6' H	sf						
Gate - Chain Link Swinging Double 6' H	sf						
Fencing - Chain Link 10' H (impound lot)	sf						
Gate - Chain Link Sliding 10' H	sf						
Fencing - Ornamental Metal 4' H	lf						
Fencing - Ornamental Metal 4' H w/ swinging gate	lf						
Fencing - Ornamental Metal 5' H w/ swinging gate	lf						
Fencing - Ornamental Metal 6' H w/ swinging gate	lf						
ADA Paving Sign w/ Bulb	ea	\$	1,545.00	\$	2	ea	3,090
Signage	sf	\$	7,802.25	\$	1	sf	7,802

ESTIMATE DETAIL		AREA 1				3,383 SF
DESCRIPTIONS		Qty	Unit	Unit Price	Subtotal	Total
Sewage - Site	Salvaged Granite Curb	15	LF			
	Countyroad Allowance	15	LS			
	Site Specialists	15	LS			
	Canopy - Foundation	15	LS			
SITE UTILITIES	Canopy - Structure	15	LS			
	Water Systems	15	LS			
	Roadwork for Water tie-in	15	LS			
	Wet tap in street - 8" Fire water (Assumed)	15	LS			
Sanitary Sewer (revised based on new drawing)	8x12 Reducing Tee and 4" Curb valve	450	LF	\$ 61.80	\$ 27,810	
	Trench & Backfill w/ Stone Bedding	220	LF	\$ 52.02	\$ 11,443	
	Domestic Water Service (27" CU)	220	LF	\$ 83.22	\$ 18,142	
	Free Service (8") DIP	15	LF			
Sanitary Sewer (revised based on new drawing)	Cul & Cap Existing Sanitary Lines at Existing Manholes	15	LS			
	Demo Existing Sanitary Line	15	LS			
	Demo Existing Septic Tank	15	LS			
	Sanitary Manhole to 14' depth	15	LS			
Sanitary Sewer (revised based on new drawing)	Sanitary Manhole to 17' depth	15	LS			
	Trench Excavation & Backfill to 16" w/ Stone Bedding	101	LF	\$ 112.35	\$ 11,348	
	Cul Manhole in Existing Sanitary Line - 16' depth	101	LF	\$ 38.11	\$ 3,849	
	Decommission Tank	101	LF			
Sanitary Line (10" SDR 35 Pipe)	Sanitary Line (10" SDR 35 Pipe)	101	LF			
	Storm Drainage	101	LF			
	Demo pipe penetration / plug pipe note	101	LF			
	Replace top CB set to grade	101	LF			
Catch Basin 6x8' depth	Catch Basin 6x8' depth	2	EA	\$ 3,823.10	\$ 7,646	
	Ditch 6x8'	2	EA			
	Ditch 6x10'	2	EA			
	Drywell 6" w/ CL CB top	2	EA			
Yard Drain	Yard Drain	1	EA	\$ 2,273.06	\$ 2,273	
	Pipe 15" ADS	1	EA			
	Pipe 12" ADS	1	EA			
	Pipe 8" ADS	1	EA			
Pipe 8" ADS perforated underdrain	Pipe 8" ADS perforated underdrain	110	LF	\$ 71.07	\$ 7,818	
	6" Storm Perforated HDPE	202	LF	\$ 66.95	\$ 13,519	
	8" Storm Perforated HDPE	108	LF	\$ 71.07	\$ 7,676	
	Rip Rap	10	CY	\$ 46.35	\$ 464	
Rain Garden	Rain Garden	3,000	SF	\$ 51.50	\$ 154,500	
	Oil Water Separator	75	EA	\$ 180.25	\$ 13,519	
	Footings Drain w/ 6" stone bedding & fabric wrapped	75	EA			
	Chasouli	75	EA			
Trench & Backfill w/ Stone Bedding	Trench & Backfill w/ Stone Bedding	510	LF	\$ 61.80	\$ 31,518	
	Roof Drainage System	510	LF			
	Perim. Drainage at Pool Walls (4" Per. Pipe, Stone & Fabric Fabric)	510	LF			
	Detention System 1 (16x16)	510	LF			
Excavate to Bottom of Stone	Excavate to Bottom of Stone	15	LS			
	Furnish Filter Fabric	15	LS			
	Furnish Stormtech 3500 Chambers	15	LS			
	Furnish Stormtech 3500 End Caps	15	LS			
Furnish 12" Pipe	Furnish 12" Pipe	15	LS			
	Furnish 12" Tees	15	LS			
	Furnish 12" Bands	15	LS			
	Install Pipe, Stone, Fabric	15	LS			
Furnish & install Inspection Manholes	Furnish & install Inspection Manholes	15	LS			
	Backfill System w/ Excavated Material	15	LS			
	Export Excavated Material	15	LS			
	Clean System at Completion of Project	15	LS			
Video Inspection at Completion of Project	Video Inspection at Completion of Project	15	LS			
	Gas	15	LS			
	Roadwork for Gas tie-in	15	LS			
	Gas Line, E&B, Tap & Meter (by EverSource)	15	LS			
Trench & Backfill	Trench & Backfill	80	LF	\$ 46.35	\$ 3,708	
	Site Electrical	80	LF	\$ 61.80	\$ 4,944	
	Primary service T&B with bedding & Free pour concrete	220	LF	\$ 36.05	\$ 7,931	
	Roadwork for Primary road crossing	220	LF			
Site restoration for Primary road crossing	Site restoration for Primary road crossing	15	LS			
	Stewards patching for Primary road crossing	15	LS			
	Primary leader (1) 5" PVC and pull strings (conductors by utility)	15	LS			
	Transformer pad and grounding	15	LS			
Secondary service T&B with bedding	Secondary service T&B with bedding	10	LF	\$ 257.50	\$ 2,575	
	Future service T&B with bedding	10	LF	\$ 22.89	\$ 229	
	Future service (2) 4" PVC and pull strings (conductors by Electric)	10	LF			
	Future service T&B with bedding	10	LF			
Future service (2) 4" PVC and pull strings (conductors Future)	Future service (2) 4" PVC and pull strings (conductors Future)	15	LS			
	Future Service Hand Pumps	15	LS			
	Future EV Charging service T&B with bedding	15	LS			
	Future EV Charging Service (1) 4" PVC and pull strings (conductors Future)	15	LS			

ESTIMATE DETAIL				AREA 1		5.338 ac	
DESCRIPTIONS	Qty	Unit	Unit Price	Subtotal	Total		
Future EV Charging Service Hand Pullbox	15						
Site Bases standard		ea					
Site Bases with 3' exposed above grade		ea					
Site Bases - Relocated city light poles	12	ea	\$ 723.01	\$ 8,676			
Site Bases - Lighted Bollards	500	lf	\$ 12.48	\$ 6,242			
Site Lighting - E/Bs with bedding (Conduit & Conductors in Electric)							
TOTAL SITEWORK				\$	965,942		

No.	Describe	Issued By	Issued	Question/Comment/Needs Further Research	Addendum	Answer	Answer Date	Follow Up
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1	Architectural	DCC	1/9/2025	Please clarify which appliances are supply and install by Contractor		Currently all appliances will be supplied and installed by the contractor. We have not heard any clarification just yet from the owner of items such as the gear washer or gear dryer will be purchased by them. (etc.) Spsc will be supplied when we hear from the owner on appliance protection.	1/13/2025	
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2	Architectural	DCC	1/9/2025	Is there any wall protection beside Corner Guards needed? Hange the shape or needed.		Has corner guard hpc has been confirmed yet.	1/15/2025	
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3	Architectural	DCC	1/9/2025	Please Verify Spsc for Corner Guards shown on Floor Plan.		Take all measures to be supplied by the contractor are both issue equipment, paper towel dispensers, soap dispensers, waste disposal, commercial product vendors and disposal, g/tp burn, and mops. No spots have been confirmed yet.	1/15/2025	
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5	Architectural	DCC	1/9/2025	Please Clarify Overheads regarding floor types		All elevators separating floor types in most rooms will be aluminum and a detail will be provided. The only differing location will be at the restrooms, there will be a stone threshold. This note was input to say G001 and general notes have been added in. Will send an email clarifying said notes.	1/13/2025	
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6	Architectural	DCC	1/9/2025	Missing Drawing A001 from list that is called out in General Notes 1, on A110		Yes a door schedule for mezzanine level will be included	1/13/2025	
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7	Architectural	DCC	1/9/2025	Please Clarify Location for Window & Door Shades.		Door types will be clarified in next submission as follows: 126 128 (sectional overhead roller doors) and 131 133 (bi fold doors)	1/13/2025	
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9	Architectural	DCC	1/9/2025	Please verify the Door types on door schedule labeled as New Door as being shown on Door Schedule on A000		Apologies, please look for email clarifying notes this week	1/13/2025	
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10	Architectural	DCC	1/9/2025	Please clarify door schedule and notes copied over part of schedule on A000		These doors are sectional. They are to close any difficulty in moving items between mechanical and storage with the boys	1/13/2025	
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11	Architectural	DCC	1/9/2025	Please clarify if door 201 & 202 are intended in the mezzanine level as it looks like they would be a hazard and open up into the large Garage		Yes, follow assembly indicated in perimeters.	1/13/2025	
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12	ELC	DCC	1/13/2025	Discrepancies between one line diagram and panel schedule. Assuming equipment per panel schedule supported. Please advise		"S" - PA system speakers, "SP" - local sound system		
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13	ELC	DCC	1/13/2025	Equipment legend is incomplete. Please advise symbol "S" (illum/vent) legend is shown as "S" in lighting		Correct		
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14	SECURITY	DCC	1/13/2025	Confirm gateway for telecommunications services not yet defined.		Yes, this is incorrect.		
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15	Telecom	DCC	1/13/2025	Drawing T001 notes 32 provide allowance to support cabling floor.				
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16	Telecom	DCC	1/13/2025	Correct				
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17	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: The Column noted as "TIO ROOM NO", many of the room numbers appear to be incorrect. Please clarify or delete entry.		See Revised Drawing A110 Floor Plans		
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18	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: The Column noted as "TIO ROOM NO", many of the room numbers appear to be incorrect. Please clarify or delete entry.		See Revised Drawing A110 Floor Plans		
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19	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: Door 115A on the door schedule does not appear on the floor plan A110.		Please see email from ccanter@shawmutt.com with regards to clarification on door questions.		
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20	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: Door 115B on the door schedule does not appear on the floor plan A110.		See Revised Drawing A110 Floor Plans		
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21	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: Door 118 on the door schedule calls for this opening to be aluminum.		See Revised Drawing A110 Floor Plans		
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22	Architectural	DCC	1/13/2025	Drawing A110 shows a door at opening 118A however this does not appear on the door schedule. Please clarify.		See Revised Drawing A110 Floor Plans		
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23	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: Door A110 is shown as a 6070 on the door schedule however on the floor plan A110 it is shown as a 6070 door. Please clarify.		See Revised Drawing A110 Floor Plans		
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24	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: Door 121 on the door schedule is shown as 6070 however the floor plan A110 is shown as a 3070 door. Please clarify.		See Revised Drawing A110 Floor Plans		
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25	Architectural	DCC	1/13/2025	Regarding the revised door schedule that was received 1-16-25: Door 124 on the door schedule shows this as 3070 door however the floor plan A110 shows this as a double door 3870. Please clarify.		See Revised Drawing A110 Floor Plans		
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26	Architectural	DCC	1/14/2025	Regarding the revised door schedule that was received 1-14-25: Door 125 on the door schedule shows this as a 3070 door however the floor plan A110 shows this as a double door 3870. Please clarify.
27	Architectural	DCC	1/14/2025	The floor plan A110 shows door 125A however this door does not show on the door schedule. Please clarify.
28	Architectural	DCC	1/14/2025	Regarding the revised door schedule that was received 1-14-25: Door 126 is shown as 5070 on the door schedule however it is shown as a 14" wide overhead door on the floor plan A110. Please clarify.
29	Architectural	DCC	1/14/2025	Regarding the revised door schedule that was received 1-14-25: Please review and revise the door schedule as the above are just a few of the issues we found.
30	Structural	DCC	1/14/2025	Please clarify what is the structure made of, it appears there are some structural steel columns in the Apparatus Bay, and the area below the mezzanine appears to be load bearing block but I'm not sure about the reflecting/buried area. Please clarify.

This living space is expected to be steel columns/roof framing and cold-formed steel walls/thinner walls.

See Revised Drawing A110 Floor Plans

See Revised Drawing A110 Floor Plans

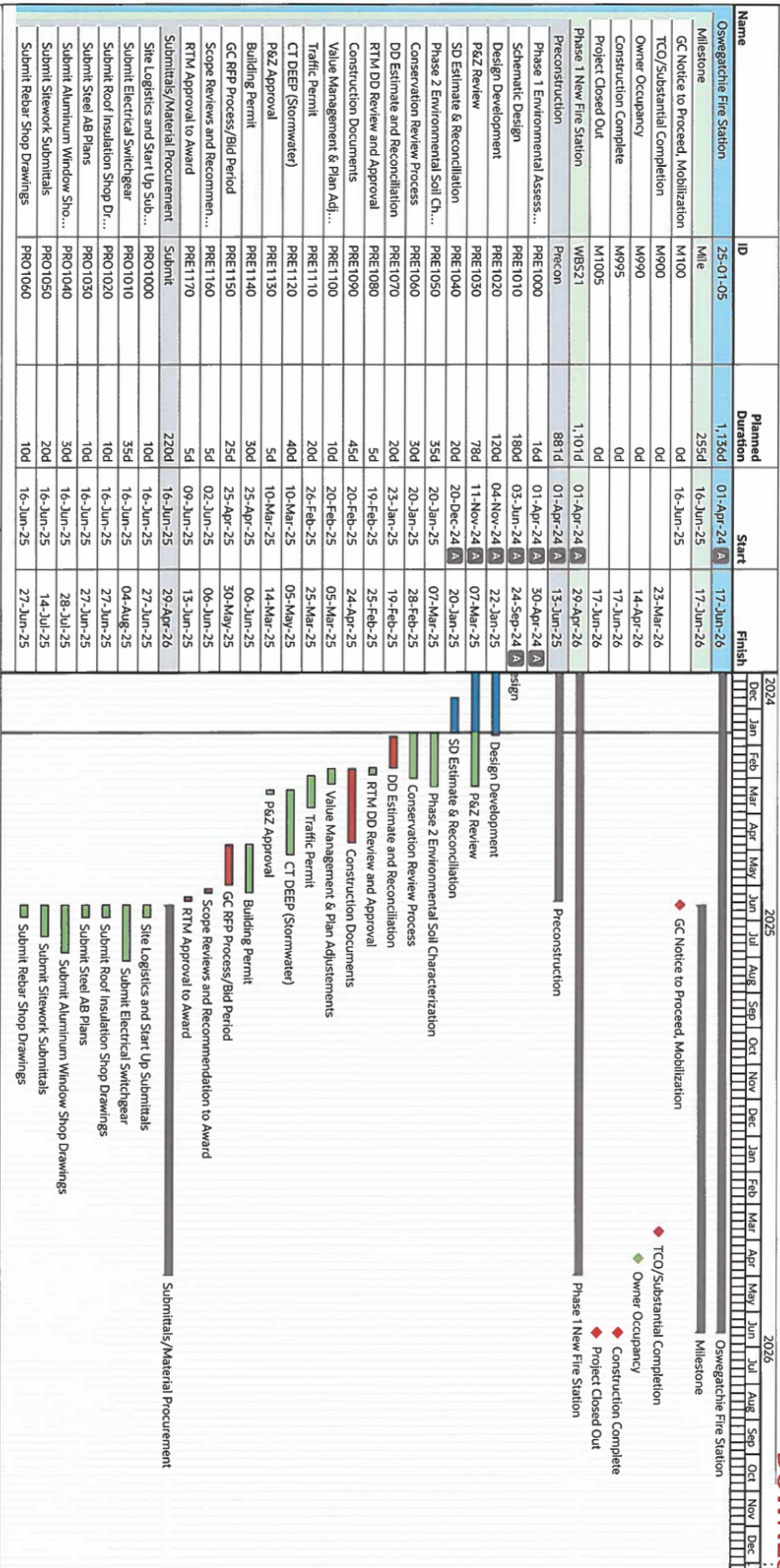
See Revised Drawing A110 Floor Plans

See Revised Drawing A110 Floor Plans



Oswegatchie Fire Station

DOWNES



Oswegatchie Fire Station

Town of Waterford

Current	◆ Milestones		
Progress	▮ Summary		
Critical			
Date	Revision	Checked	Approved
07-Jan-25	Prelim		
20-Jan-25	Update		



Oswegatchie Fire Station

[illegible]

Oswegatchie Fire Station

Town of Waterford

Current Progress Critical Milestones Summary	Date Revision Checked Approved 07-Jan-25 Prelim 20-Jan-25 Update
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Oswegatchie Fire Station



Downe's

Name	ID	Planned Duration	Start	Finish	202420252026											
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov
Building Structural	Structural	39d	15-Jul-25	08-Sep-25												
Foundation Excavation	STRU1000	5d	15-Jul-25	21-Jul-25												
FRP Foundation Footings	STRU1010	10d	22-Jul-25	04-Aug-25												
FRP Foundation Walls/Pier Fo...	STRU1020	15d	29-Jul-25	18-Aug-25												
Foundation Backfill/Protectio...	STRU1030	8d	19-Aug-25	28-Aug-25												
Underground Plumbing	STRU1040	10d	19-Aug-25	02-Sep-25												
Underground Electrical	STRU1050	5d	26-Aug-25	02-Sep-25												
Prep for Slab-on-Grade	STRU1060	2d	03-Sep-25	04-Sep-25												
Place Concrete SOG	STRU1070	2d	05-Sep-25	08-Sep-25												
Building Envelope	Envelope	86d	09-Sep-25	13-Jan-26												
Install Exterior CFMF/Sheathing	ENVE1000	20d	09-Sep-25	06-Oct-25												
Roofing	ENVE1010	15d	07-Oct-25	28-Oct-25												
Install Exterior AVB/Flashings ...	ENVE1020	10d	07-Oct-25	21-Oct-25												
Install Veneer Masonry	ENVE1030	15d	22-Oct-25	12-Nov-25												
Install Exterior finish	ENVE1040	10d	28-Oct-25	10-Nov-25												
Windows & Glass	ENVE1050	10d	06-Nov-25	20-Nov-25												
Install Exterior siding	ENVE1060	10d	13-Nov-25	26-Nov-25												
Building Enclosed	ENVE1070	0d		20-Nov-25												
Temporary Environmental Co...	ENVE1080	15d	21-Nov-25	12-Dec-25												
Roofing Sheetmetal and Copl...	ENVE1090	10d	28-Nov-25	11-Dec-25												
Set HVAC Equipment	ENVE1100	10d	30-Dec-25	13-Jan-26												
Interior Construction	Interior	123d	17-Oct-25	14-Apr-26												
Interior Construction	WBS11	123d	17-Oct-25	14-Apr-26												
Set Door Frames @ CMU Par...	CON1000	5d	17-Oct-25	23-Oct-25												
Non-Bearing CMU Partitions	CON1010	15d	17-Oct-25	06-Nov-25												
Install Plumbing Carriers/Wa...	CON1020	15d	24-Oct-25	14-Nov-25												
Overhead HVAC Piping/Ceili...	CON1030	20d	31-Oct-25	01-Dec-25												
Fire Protection Mains/Branc...	CON1040	15d	31-Oct-25	21-Nov-25												
Overhead Ductwork/Boxes	CON1050	25d	31-Oct-25	08-Dec-25												
Electrical Overhead Raceway...	CON1060	10d	31-Oct-25	14-Nov-25												
Slab Moisture Mitigation	CON1070	10d	07-Nov-25	21-Nov-25												
Plumbing Waste & Vent	CON1080	20d	07-Nov-25	08-Dec-25												
Plumbing Insulation	CON1090	10d	17-Nov-25	01-Dec-25												
Inwall Electrical@LGMF/Bra...	CON1100	15d	17-Nov-25	08-Dec-25												
Install LGMF Partitions/w Do...	CON1110	10d	24-Nov-25	08-Dec-25												

Current

Progress

Critical

Milestones

Summary

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Town of Waterford

Oswegatchie Fire Station

Name	ID	Planned Duration	Start	Finish
Masonry Chase Walls	CON1120	10d	02-Dec-25	15-Dec-25
GWB Walls	CON1130	15d	09-Dec-25	30-Dec-25
Low Voltage Systems Rough	CON1140	10d	09-Dec-25	22-Dec-25
HVAC Insulation	CON1150	8d	09-Dec-25	18-Dec-25
Frame LGMF Ceilings/Soffits...	CON1160	8d	10-Dec-25	19-Dec-25
Tape/Sand Walls	CON1170	10d	19-Dec-25	05-Jan-26
Install Ceramic Tile Walls @ T...	CON1180	10d	19-Dec-25	05-Jan-26
Sheetrock @ GWB Ceilings/...	CON1190	3d	22-Dec-25	24-Dec-25
Tape/Sand GWB Ceilings/So...	CON1200	4d	24-Dec-25	30-Dec-25
Install Plumbing Fixtures @ ...	CON1210	10d	06-Jan-26	19-Jan-26
Prime & 1st Coat Paint	CON1220	10d	06-Jan-26	19-Jan-26
Epoxy Flooring	CON1230	10d	06-Jan-26	19-Jan-26
Install Acoustical Ceiling Grid	CON1240	10d	07-Jan-26	20-Jan-26
Install Light Fixtures	CON1250	10d	08-Jan-26	21-Jan-26
HVAC Eqmt Startups	CON1260	15d	14-Jan-26	03-Feb-26
Install RGD's	CON1270	5d	15-Jan-26	21-Jan-26
Adjust Fire Protection Heads	CON1280	3d	16-Jan-26	20-Jan-26
Final Coat Paint	CON1290	15d	20-Jan-26	09-Feb-26
Install Fire Alarm Devices	CON1300	5d	20-Jan-26	26-Jan-26
Install LV System Devices/Fi...	CON1310	5d	20-Jan-26	26-Jan-26
Install Millwork/Casework/Fi...	CON1320	15d	20-Jan-26	09-Feb-26
Install Toilet Partitions	CON1330	5d	20-Jan-26	26-Jan-26
Install Misc Specialties	CON1340	5d	20-Jan-26	26-Jan-26
Install Wiring Devices/Light ...	CON1350	10d	20-Jan-26	02-Feb-26
Hang Doors/Hardware	CON1360	15d	20-Jan-26	09-Feb-26
Final Above Ceiling Inspections	CON1370	2d	22-Jan-26	23-Jan-26
Padout Ceiling	CON1380	10d	26-Jan-26	06-Feb-26
Fire Alarm Ringout	CON1390	10d	27-Jan-26	09-Feb-26
Install Flooring/Base	CON1400	25d	27-Jan-26	02-Mar-26
Install Toilet Accessories	CON1410	3d	27-Jan-26	29-Jan-26
Testing, Balancing and Inspe...	CON1420	10d	10-Feb-26	23-Feb-26
Pre-Punch/Broom Clean	CON1430	5d	03-Mar-26	09-Mar-26
Final Completion All Trades	CON1440	5d	10-Mar-26	16-Mar-26
Punchlist & Final Cleaning	CON1450	10d	10-Mar-26	23-Mar-26
Final Inspections & Substanti...	CON1460	5d	17-Mar-26	23-Mar-26

2024

DecJanFebMarAprMayJunJulAugSepOctNovDec

2025

JanFebMarAprMayJunJulAugSepOctNovDec

2026

JanFebMarAprMayJunJulAugSepOctNovDec

Masonry Chase Walls

GWB Walls

Low Voltage Systems Rough

HVAC Insulation

Frame LGMF Ceilings/Soffits/Fascias

Tape/Sand Walls

Install Ceramic Tile Walls @ Toilet Rooms

Sheetrock @ GWB Ceilings/Soffits/Fascias

Tape/Sand GWB Ceilings/Soffits/Fascias

Install Plumbing Fixtures @ Toilet Rooms

Prime & 1st Coat Paint

Epoxy Flooring

Install Acoustical Ceiling Grid

Install Light Fixtures

HVAC Eqmt Startups

Install RGD's

Adjust Fire Protection Heads

Final Coat Paint

Install Fire Alarm Devices

Install LV System Devices/Finishes (CCTV/Security, etc.)

Install Millwork/Casework/Finish Carpentry

Install Toilet Partitions

Install Misc Specialties

Install Wiring Devices/Light Controls

Hang Doors/Hardware

Final Above Ceiling Inspections

Padout Ceiling

Fire Alarm Ringout

Install Flooring/Base

Install Toilet Accessories

Testing, Balancing and Inspections

Pre-Punch/Broom Clean

Final Completion All Trades

Punchlist & Final Cleaning

Final Inspections & Substantial Completion

Oswegatchie Fire Station

Town of Waterford

Current

Progress

Critical

Milestones

Summary

Date	Revision	Checked	Approved
07-Jan-25	Prelim		
20-Jan-25	Update		

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Oswegatchie Fire Station



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Oswegatchie Fire Station

Town of Waterford

Current	Milestones	Oswegatchie Fire Station Town of Waterford	
Progress	Summary		
Critical			
Date	Revision	Checked	Approved
07-Jan-25	Prelim		
20-Jan-25	Update		



**DOWN TO EARTH
CONSULTING, LLC**
GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING

Attachment 3

October 31, 2024 (Revised January 13, 2025)
File No. 0020-147.00

Scott Erricson, P.E.
e2 Engineers
488 Montauk Ave.
New London, CT 06320

Via email: scott.erricson@e2engineers.com

Re: Proposal for Geotechnical Services
Oswegatchie Fire Department Building
Waterford, Connecticut

Dear Mr. Erricson:

Down to Earth Consulting, LLC (DTE) is pleased to provide this proposal for geotechnical engineering services for the proposed Oswegatchie Fire Department Building that will be located at 441 Boston Post Road in Waterford, CT. This proposal is based on our recent email correspondence dated October 30, 2024. We understand that the proposed building will be up to 2 stories with a slab-on-grade (i.e. no basement level) that generally matches the existing site grades.

SCOPE OF SERVICES

Our services will be overseen by a Connecticut Licensed Professional Engineer.

1. Preliminary Engineering

We will review project plans and interact with your design team to develop a subsurface exploration program. We will locate proposed explorations on a plan provided by the design team and contact Call-Before-You Dig to clear utilities. We assume that the boring locations will be marked in the field and cleared (e.g. brush, trees, cars, etc.) by others prior to drilling. We also assume that private utilities not marked out by CBYD will be marked out in the field by others prior to drilling.

2. Test Borings

We will coordinate and retain a drilling subcontractor to perform geotechnical borings with a truck mounted drill rig. The boring locations will be based on the location of the proposed structure with consideration to site access restrictions (utilities, trees, fences, etc.).

We will perform one day of geotechnical borings during which time we anticipate drilling 4 to 5 borings. The boring depth will be adjusted as the subsurface conditions are revealed and are

Down To Earth Consulting, LLC
27 Siemon Company Drive - Suite No. 363 West
Watertown, Connecticut 06795



ENGINEERING SERVICES

Task 1: Preliminary Engineering	Lump Sum	\$550
Task 2: Test Borings Inspection	1 Day at \$1,200/day	\$1,200
Truck Rig and Crew	1 Day at \$2,700/day	\$2,700
Drill Rig mobilization	Lump Sum	\$550
Task 3: Geotechnical Analysis and Report	Lump Sum	\$3,450

Engineering Service Estimated Total: \$8,450

Bedrock coring (if needed) will be billed at an additional \$65 per foot plus \$100 for a core box.

Additional services such as, but not limited to, additional test boring rig days and inspection, meetings, laboratory testing, special inspections during construction, development of plans, details or specifications, as requested can be quoted on a task by task basis.

CLARIFICATIONS AND ASSUMPTIONS

Please note the following regarding the scope of work and estimated costs:

1. The subcontracted drilling costs will be invoiced based on the unit costs provided above and the actual days required to complete the drilling. All work will be performed during the weekdays between 7 AM and 5 PM. Any delays to our operations caused by others will be charged at \$650 per hour or a prorated daily rate. Permission to access the site will be obtained by the client. Any fees (e.g. permit cost) required by the property owner to perform the test borings will be paid by the client. Any obstructions (e.g. trees, brush, fences, cars, etc.) that will prevent us from getting to the borehole locations will be removed, by the client, prior to mobilization.
2. The rig may cause damage to landscaped surfaces that we assume will be repaired by others.
3. Special inspection of the borings will be performed on a full-time basis based on the above day rate.
4. The laboratory testing may be required if soft soils are encountered. They will be provided at additional cost.
5. All customer owned utilities or underground tanks/vaults/etc., not covered by the CT Call Before You Dig will be located by the owner or the owner's representative prior to performing the test borings.
6. No special health and safety procedures will need to be implemented due to contaminated subsurface materials or hazardous conditions.
7. A dimensioned site plan including key features, grading, etc. will be provided by the client.

CONDITIONS OF ENGAGEMENT AND SCHEDULE

The conditions of DTE's engagement are as described in the attached statement of Terms and Conditions. We anticipate that we can mobilize and drill this project within the next three weeks and our report will be available about two weeks after drilling is complete.

TERMS AND CONDITIONS

These terms and conditions are incorporated by reference in the attached Proposal for Services, dated October 31, 2024 (Revised January 13, 2025), File Number 0020-147.00, directed to e2 engineers (the "Client"). This proposal contains clauses that limit the liability of Down To Earth Consulting, LLC (the "Company") to Client and require the Client to indemnify Company for certain claims for damages. This Proposal should be reviewed carefully and Client may choose to consult with an attorney. Company and Client agree as follows:

1.0 Services. Company shall provide Client with the "Services" set forth in the Proposal for Services ("Proposal") with respect to the property identified in the Proposal ("Site"), under these terms and conditions. Company's Services will be performed on behalf of and solely for the exclusive use of Client for the purposes described in the Proposal and for no other purpose. Client acknowledges that Company's Services require decisions, which are based upon judgment stemming from limited data rather than upon scientific certainties. Client, in accepting Company's Proposal, acknowledges the inherent risks to Client and its property associated with the Services described in the Proposal and with underground work in general. Company reserves the right to refuse to undertake any work on behalf of any project or on behalf of any prospective Client. Client acknowledges that other qualified persons and entities are available to carry out the proposed Services. Client also acknowledges that the proposed Services may reveal certain conditions affecting the site, of which Company will inform Client and of which Company may be obligated to inform governmental agencies.

2.0 Billings and Payment. Client will pay Company for Services performed in accordance with the rates and charges in the Proposal. Invoices for Company's Services will be submitted on a periodic basis, or upon completion of Services as Company shall elect. All invoices are payable in full upon receipt. If payment in full is not received by Company within 30 days of the date on the invoice, the account will be deemed delinquent. Invoice balances remaining unpaid will bear interest from invoice date at 1.5 percent per month or at the maximum lawful interest rate if such interest rate is less than 1.5 percent per month. If Client fails to pay any invoice in full within 30 days of the invoice date, Company may, at any time, and without waiving any other rights or claims against Client, and without thereby incurring any liability to Client elect to terminate performance of Services upon ten (10) days prior written notice by Company to Client. Notwithstanding any termination of Services by Company for non-payment of invoices, Client shall pay Company in full for all Services rendered by Company to the effective date of termination of Services plus all delinquent fees, termination costs, and expenses incurred by Company and related to such termination. Client shall be liable to Company for all costs and expenses of collection, including reasonable attorney's fees. Company's non-exercise of any rights or remedies, whether specified herein or otherwise provided by law, shall not be deemed a waiver of any rights or remedies, nor preclude Company from the exercise of such rights or other rights and remedies under this instrument, or at law.

3.0 Right of Entry. Client grants to Company the right, exercisable from time to time, of entry to the Site by Company, its agents, employees, consultants, contractors and subcontractors, for the purpose of performing all acts, studies and research, including the performing of test borings, test pits and other explorations as described in the Proposal. Should Client not own the Site, Client warrants and represents by acceptance of this Proposal that it has authority and permission of Site owner and any other Site occupant to grant Company this right of entry. Company may require evidence of such authority in a form reasonably satisfactory to Company.

4.0 Subsurface Explorations.

4.1 Normal Disturbance. Client acknowledges that the use of exploratory equipment and processes may affect, alter or damage the terrain, vegetation, buildings, structures, improvements and equipment at, in or upon the Site. Client accepts such risks. Company will not be liable for any affect, alteration or damage arising out of such explorations except that caused by Company's grossly negligent acts. The cost of restoration of the Site because of any damage to the site has not been calculated or included in Company's fees.

4.2 Subterranean Structures. Company will exercise a reasonable degree of care in seeking to locate subterranean structures in the vicinity

of proposed subsurface explorations at the Site. Company will contact public utilities and review plans, if any, provided to Company by public utilities and public agencies and plans and information about the Site provided by Client. Company shall be entitled to rely on the accuracy and completeness of such plans and information. So long as Company observes such standard of care, Company will not be responsible for any damage, injury or interference with any subterranean structure, pipe, tank, cable or any other element or condition that is not called to Company's attention prior to commencement of work or which is not shown, or accurately located, on any plans furnished to Company by Client or by any other party (public or private).

5.0 Samples. Company may dispose of all soil, rock, water and any other samples within thirty (30) days after submission of Company's initial report. Client may request in writing that any such samples be retained beyond such date and Company shall arrange for shipment and storage of such samples at mutually agreed shipment and storage charges. Company will not give Client prior notice of intent to dispose of samples.

6.0 Documents. All reports, boring and test pit logs, field data, field notes, laboratory test data, calculations, estimates and other documents, data or information prepared by Company as instruments of Service shall remain the sole property of Company. All reports and other work prepared by Company for Client shall be used solely for the intended purposes and the Site described in the Proposal. Company will retain all pertinent documents for three (3) years following submission of Company's report to Client. Such documents will be available to Client upon request and upon reasonable notice and copies will be furnished by Company to Client for the total cost of reproduction.

7.0 Client's Duty to Notify Company of Hazards. Client represents and warrants that it will provide Company with any and all information known to or suspected by Client with respect to 1) The existence or possible existence at, on or under the Site of any hazardous materials, pollutants or asbestos as defined in the federal Water Pollution Control Act; the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980; the Superfund Reauthorization Act of 1986; the Resource Conservation and Recovery Act of 1976, or under the provisions of federal, state and local laws of similar import now or hereafter existing, 2) any conditions known to Client to exist in, on, under or in the vicinity of the Site which might represent a potential safety hazard or danger to human health or the environment, or 3) any permit, manifest, title record, or other record of compliance or non-compliance with any federal, state or local laws relating in any way, directly or indirectly, to the past or present environmental conditions at the Site.

In no event shall Company be deemed a handler, generator, transporter, or owner of any hazardous materials that may be at the Site. Client shall defend, indemnify, and hold Company harmless from and against any and all claims, suits, costs, damages, liabilities, and expenses, including reasonable attorneys' fees, arising from or related to any such claims or allegations of any kind directed at Company by any party or entity that may arise out of or relate to Company's Services.

8.0 Hazardous Materials, Pollutants, Asbestos. If unanticipated potentially hazardous materials, pollutants or asbestos are encountered during the course of this work, Company shall have the right 1) to suspend its work immediately and 2) to terminate its Services upon ten (10) days of Company's written notice of intent to terminate, unless Company and Client agree on mutually satisfactory amendment to the Proposal that may include a revision of the scope of services, adjustment of budget estimates, revised Terms and Conditions, and revised fees.