



**Opinion of Project Costs Report**

8/17/2023

**Bristol Police Department**

Fire House Drive  
Bristol, VT

An Opinion of Project Costs Report represents Cushman Design Group’s (CDG’s) best opinion based on our familiarity and experience with the construction industry. It should be recognized, however, that CDG does not have control over the cost of labor, materials, or equipment, or over the Builder/Contractor’s methods of determining pricing, market, or negotiating conditions. Accordingly, CDG cannot and does not warrant or represent that bids or negotiated prices will not vary from any opinion of cost prepared by CDG.

The project costs outlined below address the two Police Department building design options previously developed by CDG, dated 3/17/2023. The Construction Cost information below is based on a collaborative effort by CDG, Naylor & Breen Builders (NBB), and Landmark Engineering & Design (LED).

**Opinion of Project Costs: One-Story Police Department, Stand-Alone Building**

Design Fees	\$295,474
Site Infrastructure Costs	\$152,645
Building Construction Costs	\$2,178,956
Permitting Fees - Vermont Act 250	\$15,295
Permitting Fees - Vermont Department of Public Safety	\$17,432
Permitting Fees - Stormwater	\$550
<u>Permitting Fees - Municipal Wastewater</u>	<u>\$0</u>
<b>Project Total</b>	<b>\$2,660,352*</b>

**Opinion of Project Costs: Two-Story Police Department, Addition to Existing Fire House**

Design Fees	\$374,427
Site Infrastructure Costs	\$152,645
Building Construction Costs	\$2,836,895
Permitting Fees - Vermont Act 250	\$15,295
Permitting Fees - Vermont Department of Public Safety	\$22,695
Permitting Fees - Stormwater	\$550
<u>Permitting Fees - Municipal Wastewater</u>	<u>\$0</u>
<b>Project Total</b>	<b>\$3,402,507*</b>

\* Project costs are anticipated to increase annually at a rate of 4%

The project costs outlined above are based on the attached documents:

- Construction Narrative, prepared by CDG, dated 5/25/2023
- Conceptual Estimate Option A, prepared by NBB, dated 6/21/2023
- Conceptual Estimate Option B, prepared by NBB, dated 6/21/2023
- Preliminary Opinion of Probable Construction Costs, prepared by LED, dated 8/10/2023

## Construction Narrative

5/25/2023

### Bristol Police Department

Fire House Drive  
Bristol, VT

A Construction Narrative represents Cushman Design Group's schematic design phase construction specification. It is recognized, however, that every project experiences changes throughout the design process. The final building design and construction specifications will reflect the combined input of the client, builder, consulting engineers, and other project stakeholders.

This Construction Narrative is for the exclusive use of Naylor & Breen Builders and Landmark Engineering & Design to prepare Schematic Design Phase Opinions of Construction Cost Reports for the two Police Department building design options previously developed by Cushman Design Group, dated 3/17/2023.

### Foundation

- 5" radiant concrete slab on grade, reinforced with #4 rebar at 18" on center
  - 5' deep frost walls
  - 12" thickened slab areas for interior bearing walls.
- Vapor barrier
- 2" (R-10) board insulation under-slab, and slab perimeter
- Polished slab finish
- Floor drains and oil separator system at Sally Port

### Exterior Walls

- Exterior siding, Hardie Plank Smooth Lap Siding
- 1x wood furring strips, vertical
- 3" (R-12) exterior board insulation, Rockwool Comfortboard 110
- Self-adhered weather-resistive barrier, Henry Blueskin VP 100
- Plywood wall sheathing
- 2x6 wood wall framing
- 3.5" (R-23) spray foam cavity insulation, Huntsman Heatlok HFO
- 5/8" Type X gypsum board interior finish

### Roof

- Membrane roofing, white EPDM or TPO system
- 8" (R-40) board insulation
- Plywood roof deck sheathing
- Open-web wood truss roof structure
- Ceiling finish
  - 5/8" Type X gypsum board on 1x wood strapping (50% of interior areas)
  - Acoustic ceiling tile system (50% of interior areas)

### Interior Partitions - Typical

- 5/8" Type X gypsum wallboard interior finish (both sides)
- Wall framing
  - 2x6 wood framing (50% of walls)
  - 2x4 wood framing (50% of walls)
- Acoustic batt insulation

### Interior Partitions – Holding Cells

- 4" CMU

### Second Floor - Two Story Building Option

- VCT floor finish
- Subfloor sheathing, 1" Advantech
- Open-web wood truss floor structure
- Ceiling finish
  - 5/8" Type X gypsum board on 1x wood strapping (50% of interior areas)
  - Acoustic ceiling tile system (50% of interior areas)

### Exterior Doors - Lobby Entry

- Oldcastle Series 3000 Thermal Multipane Storefront System, 7'x7'

### Exterior Doors - Other Locations

- Heavy-duty commercial steel door, polystyrene insulated core
- Heavy-duty commercial steel frame

### Overhead Doors

- Overhead Door Company, Insulated Sectional Steel Door Model 470

### Interior Doors

- 1.75" thick prefinished solid core commercial birch/maple wood door
  - Flush door (50% of doors)
  - Half glass lites (50% of doors)
- Heavy-duty commercial steel frame

### Door Hardware

- Extra heavy-duty commercial locks, locksets, hinges, etc.

### Exterior Windows

- Marvin Essential Windows: Awning, and Fixed Casement units
  - One Story Building Option:
    - 10 Awning Windows (48" wide x 24" tall)
    - 10 Fixed Casement Windows (48" wide x 36" tall)
  - Two Story Building Option:
    - 22 Awning Windows (48" wide x 24" tall)
    - 22 Fixed Casement Windows (48" wide x 36" tall)

### Interior Windows (Borrowed Lights)

- Hollow metal frames, with .25" tempered glass
  - One Story Building Option:
    - 2 Units (48" wide x 48" tall)
  - Two Story Building Option:
    - 3 Units (48" wide x 48" tall)

### Interior Finishes

- 4" rubber wall base
- Gypsum board window head/jamb return
- Wood window stool and apron
- Wood framed stair (Two Story Building Option)
  - Metal handrail each side of stair
  - Rubber tread/riser
  - Sheet rubber landing

### Plumbing

- Toilet/Shower Rooms:
  - White enamel commercial-grade ADA toilet
  - White enamel commercial-grade ADA lavatory
  - White acrylic one-piece ADA shower
  - Commercial-grade faucets
  - ADA grab bars
- Kitchen
  - Commercial-grade sink
  - Commercial-grade faucets

### HVAC

- Complete heating, ventilation, and air conditioning system

### Electrical

- Complete electrical system
- Generator, full electrical service
- Fire alarm system tied into existing Firehouse system
- Security system

### Sprinkler System

- Complete sprinkler system tied into existing Firehouse system

### Specialties

- 8% allowance for Police Department specific construction materials/methods
- Remove and rebuild existing Firehouse south entry vestibule

# Bristol Police Department - Option A (One Story)

## Conceptual Estimate SCHEDULE OF VALUES

This estimate is based on drawings by Cushman Design Group dated 3-17-2023 titled "Town of Bristol Police Department" depiction Option A (One-Story Structure)

6/21/2023

Total Area

4050

Description	Notes	Total	\$/SQFT OF Gross Finished Area
Div 1 - Safety		\$5,419.15	\$1.34
Div 1 - General Conditions	8 Month Duration	\$157,581.06	\$38.91
Div 1 - Permits, Fees & Temp Utilities		\$14,848.16	\$3.67
Div 1 - Measured Work - Dumpsters/Cleaning/General		\$11,701.68	\$2.89
Div 2 - Demo		\$16,119.00	\$3.98
Div 2 - Site Work	Unknown/Allowance	\$212,326.92	\$52.43
Div 2 - Paving	New Pavement Only	\$27,500.00	\$6.79
Div 2 - Fencing		\$5,695.31	\$1.41
Div 2 - Landscaping	Allowance	\$10,000.00	\$2.47
Div 2- Site Concrete	Curbs and Sidewalk	\$14,344.00	\$3.54
Div 3 - Concrete		\$98,415.00	\$24.30
Div 4 -Masonry	Holding Cells	\$18,711.00	\$4.62
Div 5 - Metals	Holding Benches/Lintles etc.	\$17,868.00	\$4.41
Div 6 - Framing		\$176,904.00	\$43.68
Div 6 - Interior Trim		\$33,291.00	\$8.22
Div 6 - Rainscreen		\$44,388.00	\$10.96
Div 6 - Exterior Siding & Trim		\$112,104.00	\$27.68
Div 7 - Foundation Waterproofing		\$0.00	\$0.00
Div 7 - Insulation		\$21,181.50	\$5.23
Div 7 - Air Sealing		\$3,322.46	\$0.82
Div 7 - Rigid Insulation		\$17,334.00	\$4.28
Div 7 - Caulking, sealants, firestopings & Misc		\$2,511.00	\$0.62
Div 7 - Roofing		\$42,565.50	\$10.51
Div 8 -Windows, Storefront and Glazing		\$41,875.85	\$10.34
Div 8 - Bullet Resistant Products		\$10,368.00	\$2.56
Div 8 -Doors, Frames, Hardware		\$33,696.00	\$8.32
Div 8 -Detention Doors		\$10,368.00	\$2.56
Div 8 - Overhead Doors		\$10,084.50	\$2.49
Div 9 - Drywall		\$73,993.50	\$18.27
Div 9 - ACT		\$13,162.50	\$3.25
Div 9 - Floor and Wall Finishes		\$33,412.50	\$8.25
Div 9 - Painting, staining etc		\$55,404.00	\$13.68
Div 10 - Specialties	Bath Accessories, Lockers etc	\$17,755.97	\$4.38
Div 11 - Appliances		\$3,442.50	\$0.85
Div 12 - Casework & countertops		\$10,854.00	\$2.68
Div 15 - Sprinkler/Fire Suppression	Assume Wet System.	\$21,303.00	\$5.26
Div 15 - Plumbing/HVAC		\$264,181.50	\$65.23
Div 16 - Electrical		\$166,438.80	\$41.10
Allowances - Winter Conditions and Snow Removal		\$10,000.00	\$2.47
<b>Subtotal</b>		<b>\$1,840,471.36</b>	<b>\$436.92</b>
<b>Estimating Contingency</b>	10.00%	<b>\$184,047.14</b>	<b>\$18.66</b>
<b>GL/Pro Liab.</b>	1.00%	<b>\$20,245.18</b>	<b>\$2.23</b>
<b>O/H &amp; Fee</b>	6.00%	<b>\$122,685.82</b>	<b>\$27.58</b>
<b>Bond</b>		<b>\$11,506.17</b>	<b>\$2.84</b>
<b>TOTAL</b>		<b>\$2,178,955.67</b>	<b>\$538.01</b>

# Bristol Police Department - Option B (Two Story)

## Conceptual Estimate SCHEDULE OF VALUES

6/21/2023

This estimate is based on drawings by Cushman Design Group dated 3-17-2023 titled "Town of Bristol Police Department" depiction Option B (Two-Story Structure)

Total Area

5586

Description	Notes	Total	\$/SQFT OF Gross Finished Area
Div 1 - Safety		\$7,474.41	\$1.34
Div 1 - General Conditions	8 Month Project Duration	\$157,581.06	\$28.21
Div 1 - Permits, Fees & Temp Utilities		\$14,848.16	\$2.66
Div 1 - Measured Work - Dumpsters/Cleaning/General		\$16,139.66	\$2.89
Div 2 - Demo		\$16,119.00	\$2.89
Div 2 - Site Work	Unknown/Allowance	\$212,326.92	\$38.01
Div 2 - Paving	New Pavement Only	\$27,500.00	\$4.92
Div 2 - Fencing		\$5,695.31	\$1.02
Div 2 - Landscaping	Allowance	\$10,000.00	\$1.79
Div 2- Site Concrete	Curbs and Sidewalk	\$14,344.00	\$2.57
Div 3 - Concrete		\$79,600.50	\$14.25
Div 4 -Masonry	Holding Cells	\$18,711.00	\$3.35
Div 5 - Metals	Holding Benches/Lintles etc.	\$35,196.09	\$6.30
Div 6 - Framing		\$243,996.48	\$43.68
Div 6 - Interior Trim		\$45,916.92	\$8.22
Div 6 - Rainscreen		\$61,222.56	\$10.96
Div 6 - Exterior Siding & Trim		\$154,620.48	\$27.68
Div 7 - Foundation Waterproofing		\$0.00	\$0.00
Div 7 - Insulation		\$45,916.92	\$8.22
Div 7 - Air Sealing		\$4,580.52	\$0.82
Div 7 - Rigid Insulation		\$18,210.36	\$3.26
Div 7 - Caulking, sealants, firestopings & Misc		\$3,463.32	\$0.62
Div 7 - Roofing		\$38,264.10	\$6.85
Div 8 -Windows, Storefront and Glazing		\$69,825.00	\$12.50
Div 8 - Bullet Resistant Products		\$10,368.00	\$1.86
Div 8 -Doors, Frames, Hardware		\$47,983.74	\$8.59
Div 8 -Detention Doors		\$10,368.00	\$1.86
Div 8 - Overhead Doors		\$10,084.50	\$1.81
Div 9 - Drywall		\$102,056.22	\$18.27
Div 9 - ACT		\$15,275.00	\$2.73
Div 9 - Floor and Wall Finishes		\$46,084.50	\$8.25
Div 9 - Painting, staining etc		\$76,416.48	\$13.68
Div 10 - Specialties	Bath Accessories, Lockers etc	\$24,466.68	\$4.38
Div 11 - Appliances		\$6,041.54	\$1.08
Div 12 - Casework & countertops		\$18,154.50	\$3.25
Div 15 - Sprinkler/Fire Suppression	Assume Wet System.	\$29,382.36	\$5.26
Div 15 - Plumbing/HVAC		\$336,556.50	\$60.25
Div 16 - Electrical		\$223,775.16	\$40.06
Allowances - Winter Conditions and Snow Removal		\$10,000.00	\$1.79
<b>Subtotal</b>		<b>\$2,268,565.94</b>	<b>\$436.92</b>
<b>Estimating Contingency</b>	10.00%	\$226,856.59	\$18.66
<b>GL/Pro Liab.</b>	8.70%	\$217,101.76	\$2.23
<b>O/H &amp; Fee</b>	4.00%	\$108,500.97	\$27.58
<b>Bond</b>		\$15,869.99	\$2.84
<b>TOTAL</b>		<b>\$2,836,895.26</b>	<b>\$507.86</b>

## Preliminary Opinion of Probable Construction Costs Bristol Police Station Infrastructure

August 10, 2023

ENGINEER COST OPINION

DESCRIPTION		UNIT	QTY.	UNIT	TOTAL
				PRICE	AMOUNT
A-1	Potable Water Connection Valve & Piping	L.F.	170	\$100.00	\$20,000*
A-2a	Exg. Wastewater Disposal System Expansion (A)	L.S.	1	\$2,000.00	\$2,000
A-2b	New Wastewater Disposal System Construction (B)	L.S.	1	\$12,000.00	\$12,000
A-3a	Exg. Stormwater Trtmt. System Expansion (A)	L.S.	1	\$10,000.00	\$10,000
A-3b	New Stormwater Trtmt. Chambers (B)	L.S.	1	\$60,000.00	\$60,000
A-4	Drive & Parking Lot Construction	Ton	310	\$90.00	\$27,900
A-5	Concrete Sidewalk	S.Y.	130	\$80.00	\$10,400
A-8	Site Lighting & Landscaping	L.S.	1	\$30,000.00	\$30,000
A-9	Site Work & Misc. Excavation	L.S.	1	\$50,000.00	\$50,000
A-10	Bonds	L.S.	1	\$6,600.00	\$6,600
A-11	Site Preparation and Miscellaneous Work	L.S.	1	\$12,000.00	\$12,000
<b>TOTAL</b>					<b>\$240,900</b>
				<b>5% CONTINGENCY</b>	<b>\$12,045</b>
				<b>ACT 250 PERMIT FEE</b>	<b>\$15,295</b>
				<b>MUNICIPAL WASTEWATER PERMIT FEE</b>	<b>FREE</b>
				<b>STORMWATER PERMITS FEE</b>	<b>\$550.00</b>
				<b>TOTAL</b>	<b>\$268,790</b>
				<b>ESTIMATE:</b>	<b>\$269,000</b>

**NOTES:**

- The costs provided in this estimate do not include any Construction Phase Engineering Services that may need to be provided by a Consultant for Construction Oversight (inspection).
- It should be understood that LED does not have control over the cost of labor, materials, or equipment, or over the Contractor's methods of determining pricing. Consequently, LED cannot and does not warrant or represent that bids or negotiated prices will not vary from any opinion of cost prepared by LED.

\* Assumes a separate domestic wet tap & \$3,000 valve connected to the existing water service piping to the Fire Station. If domestic plumbing is plumbed internally into Fire Station domestic service, costs will be significantly less.

- indicates higher-cost option
- indicates similar or overlapping task shown on Naylor & Breen estimate
- indicates less-expensive option, but unknown if feasible at this time