

Therapeutic Beds at Chittenden Regional Correctional Facility - Option D
12/19/2018

BGS Planning & Property Management

4 Governor Aiken Drive, Montpelier, Vt 05633-7001

A. Construction Related Costs

Item	Unit	Quantity	Total	Comments
Demo	Sqft	170	\$ 8,500.00	Removal of one cell, removal of one wall in optometry and storage room, remove door, and toilet partitions.
Doors & Hardware	Each	5	\$ 55,000.00	New detention grade doors with electrical. Sizes tbd.
New Window	Allow.	1	\$ 5,000.00	Replace existing window (3'-11" h x 6'-0" w) with +/- 6" bars with a new matching window.
New Exterior Ramp	Sqft	77	\$ 7,700.00	New sloped concrete ramp that goes from B unit out to the court yard for ADA compliance. Will be pinned to the existing foundation with a new frost wall at the end of the ramp.
New Wall	LF	45	\$ 2,250.00	New reinforced CMU wall.
Sensory Room Supplies	Allow.		\$ 50,000.00	New padding for Sensory Room with possible speaker for calming music.
Paint Walls	Sqft	300	\$ 1,500.00	Paint entire space and ceilings.
Ceiling Reconfig	Sqft	300	\$ 3,000.00	Construct new ceilings where needed.
Flooring	Sqft	300	\$ 1,500.00	New vct flooring where renovation occurs.
Electrical	Allow.		\$ 3,000.00	New lighting, fire alarm: detectors and indicators, communication, and door security.
Light Fixtures	Allow.		\$ 1,000.00	New light fixtures as required
Mechanical	Allow.		\$ 13,000.00	Baseboard work, Ventilation / exhaust for new spaces.
Plumbing	Allow.		\$ 2,000.00	Remove one toilet and cap flush plumbing.
Sprinkler Reconfig.	Sqft	300	\$ 3,000.00	Reconfigure sprinkler system as needed.
General Conditions	Allow.		\$ 100,000.00	Construction company's staff, office, supplies, insurance, equipment, tools, cleanup, and temporary facilities.
Security Systems	Allow.		\$ 20,000.00	New security cameras.
Subtotal			\$ 276,450.00	
Design Costs		15%	\$ 41,467.50	Design cost for Architectural & Engineering firm to provide construction drawings.
Clerk of the Works	Allow.		\$ 64,000.00	Clerk of the works to supervise construction.
Security Officer	Allow.		\$ 20,000.00	Construction officer to facilitate contractor access.
Contractor Markup		5%	\$ 13,822.50	Contractor markup for profit.
Contractor Overhead		10%	\$ 27,645.00	Contractor overhead expenses include insurances, office supplies, job supervision, etc..
Contingency		15%	\$ 41,467.50	Part of the budget that is put aside to cover any unexpected costs during construction.
Difficulty Fee		35%	\$ 96,757.50	Fee that contractors will charge for depending on how difficult it is to enter and exit of the facility.
Total Estimated Construction- A.			\$ 581,610.00	

Assumptions & Clarifications:

1. Work is completed during normal business hours
2. No cost estimate for Furniture, Fixtures, and Equipment (FF&E).
3. Paint entire space.
4. The existing flooring is not damaged and will not have to be replaced. (contractor to protect all impacted surfaces)

Disclaimer:

Cost estimates provided by BGS are preliminary in nature and are intended to provide a rough approximation only. If the Administration and Legislature approved the advancement of this project, BGS would conduct a feasibility study (or begin the design process) to determine the scope, project delivery schedule, and cost estimate.