



April 29, 2022

MJ Project No. 18438.09

Mr. Rob Hepburn
State of Vermont
Department of Buildings and General Services
133 State Street, 5th Floor
Montpelier, VT 05633

**Re: Southeast State Correctional Facility Conceptual Master Plan and Cost Estimates
Town of Windsor, Vermont**

Dear Mr. Hepburn:

The goal of this report is to provide the State of Vermont Department of Buildings and General Services (VT BGS) with information and budgetary cost information to assist in their evaluation of four (4) options regarding the future of the ±118-acre, Southeast State Correctional Facility Campus in the Town of Windsor, Vermont.

The overall scope of the project consisted of the following: a facility walkthrough of the existing campus conducted by Mark Blanchard of VIS Construction Consultants (VISCC) on April 14, 2022 to document site and building conditions; reviewing existing pertinent data, reports, and site/utility drawings to help develop a conceptual master plan for each option; evaluation of each option for either renovation or demolition of all structures, infrastructure, and utilities or portions thereof, and how their removal will impact adjacent utilities or buildings; preparation of a brief narrative describing each option including an opinion of probable cost estimates; and identification of potential permits required to accomplish the work for each option, all as further described below:

OPTION A

Option A includes demolition of thirty-one (31) buildings (includes 3 water supply/pump/storage structures); utilities; eight (8) fuel storage tanks (5-above ground and 3-underground); asphalt areas; perimeter/interior fencing, posts, and foundations; and restoring the site/disturbed areas with vegetation. A Site Demolition Plan for Option A is provided as drawing S-1 in Appendix A.

Portions of the existing asphalt and gravel roadways will remain to provide access to the site and thru traffic from State Farm Road to Marton Road. Utilities will be removed back to the nearest main, pole, and/or structure. The majority of the existing overhead primary electric; storm sewer; and 8" sanitary trunk sewer systems will remain to provide primary services for potential future development. A Site Plan showing the exiting features/utilities to remain for Option A is provided as drawing S-2 in Appendix A.

The total project cost for Option A is estimated to be \$5,463,000.00, an itemized breakdown of the opinion of probable cost estimate is provided in Appendix B.

Required Permits:

- Vermont Department of Environmental Conservation Act 250 (Average processing time: 60 to 80 days).
- Construction Stormwater Discharge Permit - Vermont's Construction General Permit (CGP) (Average processing time: 40 to 60 days)
- Notification to the Underground Storage Tank Program for removal of underground storage tanks.
- Local and/or State Approvals and Building/Demolition Permits.

OPTION B

Option B includes partial demolition of utilities and buildings that do not provide value or need a considerable amount of renovation to make useable. Based on the facility walkthrough and consultation with VT BGS staff it was determined that five (5) buildings be deemed useable for this option as further discussed below:

1. Education Building (#04) – Heat to this building is currently fed from the existing boiler house to be demolished; a new propane boiler/HVAC system will need to be installed to make the building useable.
2. North Country Dormitory Building (#07) – This building has its own boiler/HVAC system and is considered useable in its current state; however, it is recommended that the existing fuel oil tank be removed, and the existing boiler system be converted to propane fuel.
3. Administration Building (#08) – Heat to this building is currently fed from the existing boiler house to be demolished; a new propane boiler/HVAC system will need to be installed to make the building useable.
4. Plate Shop/Workshop Building (#09) – Heat to this building is currently fed from the existing boiler house to be demolished; a new propane boiler/HVAC system will need to be installed to make the building useable.
5. Sign/Machine Shop Building (#10) – This building is considered useable for cold storage only as it is not currently heated or connected to water or sanitary sewer systems.

There was also discussion regarding other buildings that were thought to be useable but were deemed to be not useable as further discussed below:

1. BGS Maintenance Office (#015) – This is one of the original buildings on-site and would require considerable renovation work on the interior of the building to make it useable as well as to meet ADA accessibility requirements for any other use than residential.
2. BGS Garage (#02) – Could be a storage/maintenance building, however, it needs a new a roof to make it useable which will be more than the cost of demolition.
3. Dorm & Dining Building (#05) – Structurally the building is sound and appears in good condition on the outside, however, it would take considerable renovation work on the interior of the building to make it useable as well as to meet ADA accessibility requirements.

Based on the above discussions Option B will include demolition of twenty-four (24) buildings, utilities, eight (8) fuel storage tanks (5-above ground and 3-underground); asphalt areas; perimeter/interior fencing, posts, and foundations; and restoring the site/disturbed areas with vegetation. A Site Demolition Plan for Option B is provided as drawing S-3 in Appendix A.

Portions of the existing asphalt and gravel roadways will remain to provide access to the useable buildings, site, and thru traffic to State Farm Road. Utilities from demolished buildings will be removed back to the nearest main, pole, structure, and/or building. To provide services to the useable buildings a majority of the existing overhead primary electric; storm sewer; sanitary sewer; and domestic and fire water systems will need to remain including the Fire Pump House (#26) and Water Supply/Storage (#29). The heating/boiler, domestic water, telephone, and fiber optic utility systems for the Education Building (#04), Administration Building (#08), and Plate Shop/Workshop Building (#09) to remain are currently supplied from the Dorm Dining (#05) building to be demolished which will require rerouting existing and/or installing new utility lines, and new heating/boiler systems to provide service to these buildings. A Site Plan showing the exiting features/utilities to remain for Option B is provided as drawing S-4 in Appendix A.

The total project cost for Option B is estimated to be \$4,380,000.00, an itemized breakdown of the opinion of probable cost estimate is provided in Appendix B.

Required Permits:

- Vermont Department of Environmental Conservation Act 250 (Average processing time: 60 to 80 days).
- Construction Stormwater Discharge Permit - Vermont's Construction General Permit (CGP) (Average processing time: 40 to 60 days)
- Notification to the Underground Storage Tank Program for removal of underground storage tanks.
- Local and/or State Approvals and Building/Demolition Permits.

OPTION C

Option C includes removal and disposal of all perimeter and interior fence posts, fabric, foundations, and gates; 3-foot-wide strip of asphalt under the perimeter fence; and restoring the site/disturbed areas with vegetation. A Site Demolition Plan for Option C is provided as drawing S-5 in Appendix A.

The total project cost for Option C is estimated to be \$339,000.00, an itemized breakdown of the opinion of probable cost estimate is provided in Appendix B.

Required Permits:

- Vermont Department of Environmental Conservation Act 250 (Average processing time: 60 to 80 days).
- Construction Stormwater Discharge Permit - Vermont's Construction General Permit (CGP) (Average processing time: 40 to 60 days) – Note, only required if soil disturbance exceeds 1-acre
- Notification to the Underground Storage Tank Program for removal of underground

- storage tanks.
- Local and/or State Approvals and Building/Demolition Permits.

OPTION D

Option D includes removal and disposal of all razor ribbon from the perimeter fence. A Site Demolition Plan for Option D is provided as drawing S-6 in Appendix A.

The total project cost for Option D is estimated to be \$187,000.00, an itemized breakdown of the opinion of probable cost estimate is provided in Appendix B.

Permitting Requirements:

No permits required.

PROJECT SCOPE ASSUMPTIONS AND EXCLUSIONS

The conceptual master plan was not developed for any particular use or construction on the property and was limited to identifying buildings, utilities, and infrastructure to be demolished or retained for each of the four (4) Options.

Identification or testing of hazardous materials was not included within this project scope, however, the estimates provide a square foot cost for hazardous material abatement/removal for each building based on the building construction type and age.

Identification or testing for soil contamination was not included within this project scope, the cost estimates for the removal and disposal of the on-site fuel storage tanks assumes there have been no past spills, leaks, or soil contamination.

Identification of permitting related to hazardous materials or contaminated soils abatement/removal was not included within this project scope.

Very truly yours,

McFARLAND-JOHNSON, INC.



Timothy D. Bailey, P.E.
Senior Project Manager

APPENDIX A - DRAWINGS

STATE OF VERMONT
 DEPARTMENT OF BUILDINGS AND GENERAL SERVICES
BGS - RBH
CONCEPTUAL MASTER PLAN & COST ESTIMATES
 SOUTHEAST STATE CORRECTIONAL FACILITY
 546 STATE FARM ROAD
 WINDSOR, VERMONT 05089

AGENCY OF ADMINISTRATION
 DEPARTMENT OF BUILDINGS & GENERAL SERVICES
 133 STATE STREET, FIFTH FLOOR
 MONTPELIER, VERMONT 05633-5801
 JENNIFER M.V. FITCH, P.E., COMMISSIONER



PHILIP B. SCOTT
 GOVERNOR

APRIL 2022

SHEET INDEX

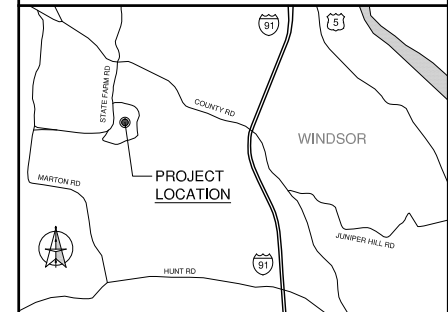
G-001	COVER SHEET
S-1	OPTION A - SITE DEMOLITION PLAN
S-2	OPTION A - SITE PLAN
S-3	OPTION B - SITE DEMOLITION PLAN
S-4	OPTION B - SITE PLAN
S-5	OPTION C - SITE DEMOLITION PLAN
S-6	OPTION D - SITE DEMOLITION PLAN

CONSULTANTS

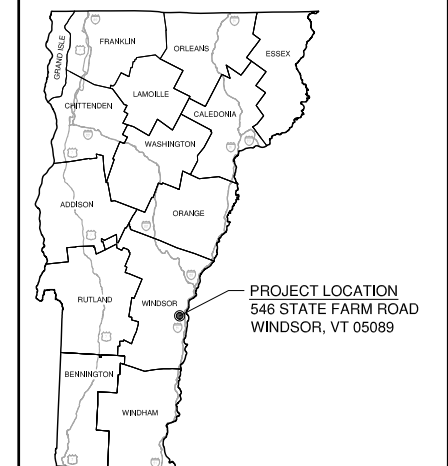
MCFARLAND JOHNSON
 426 INDUSTRIAL AVENUE
 SUITE #164
 WILLISTON, VT 05495
 (802) 862-9381
 burlington@mjinc.com

VIS CONSTRUCTION CONSULTANTS
 595 DORSET STREET
 SUITE #5
 SOUTH BURLINGTON, VT 05403
 (800) 639-7113
 office@viscc.com

LOCATION MAP



STATE OF VERMONT



STATE OF VERMONT
 Department of Buildings
 and General Services
 Agency of Administration
 Montpelier, Vermont



CONCEPTUAL MASTER PLAN & COST ESTIMATES
SOUTHEAST STATE CORRECTIONAL FACILITY
WINDSOR, VERMONT

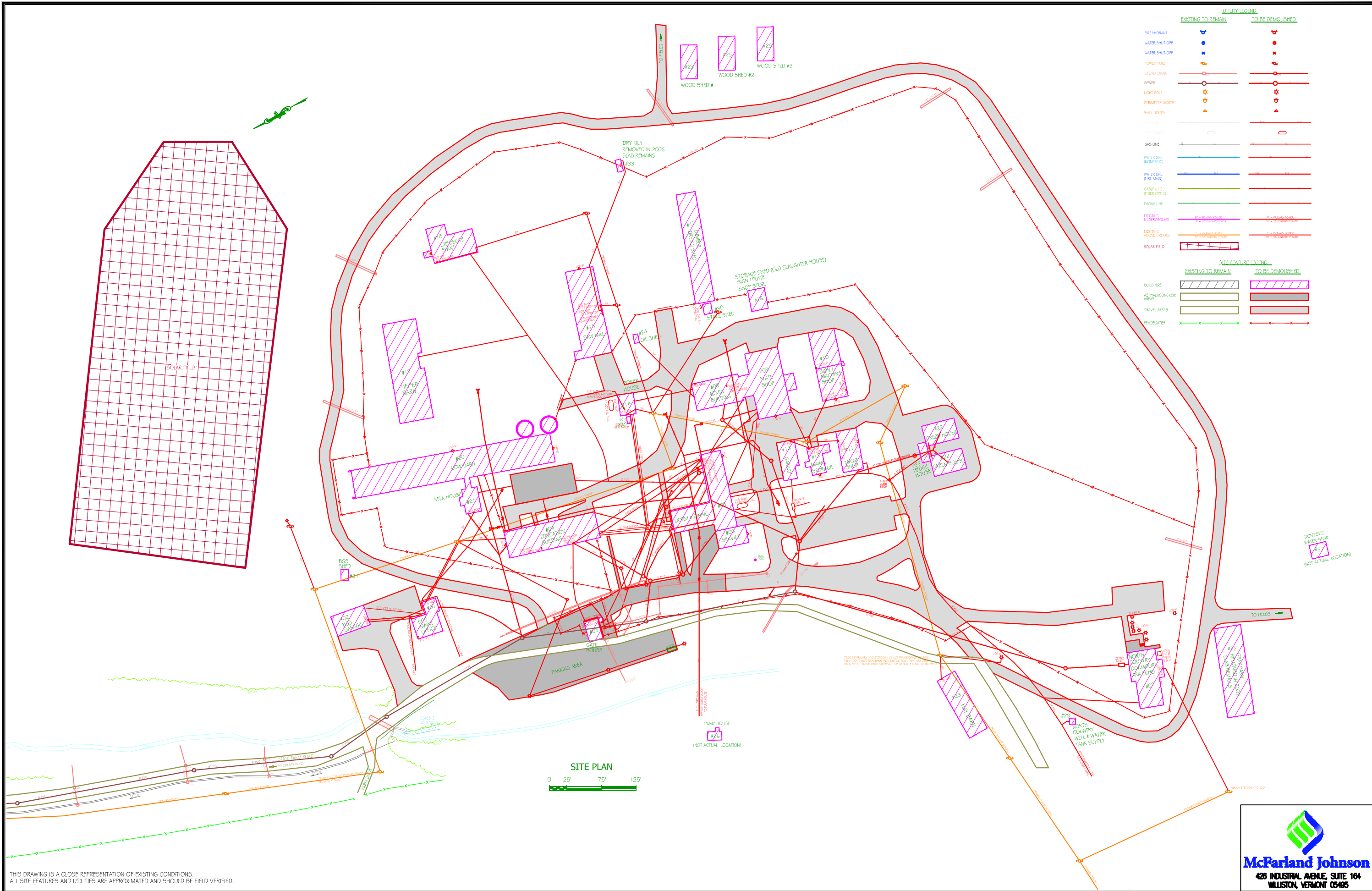
REVISION

COVER SHEET

ENG. JOB NO:	
BLDG. NO:	
DATE:	APRIL 2022
SCALE:	AS NOTED
DRAWN BY:	MDB
APPROVED BY:	RBH

SHEET NUMBER

G-001



THIS DRAWING IS A CLOSE REPRESENTATION OF EXISTING CONDITIONS.
 ALL SITE FEATURES AND UTILITIES ARE APPROXIMATED AND SHOULD BE FIELD VERIFIED.



STATE OF VERMONT
 Department of Buildings
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 Montpelier, Vermont



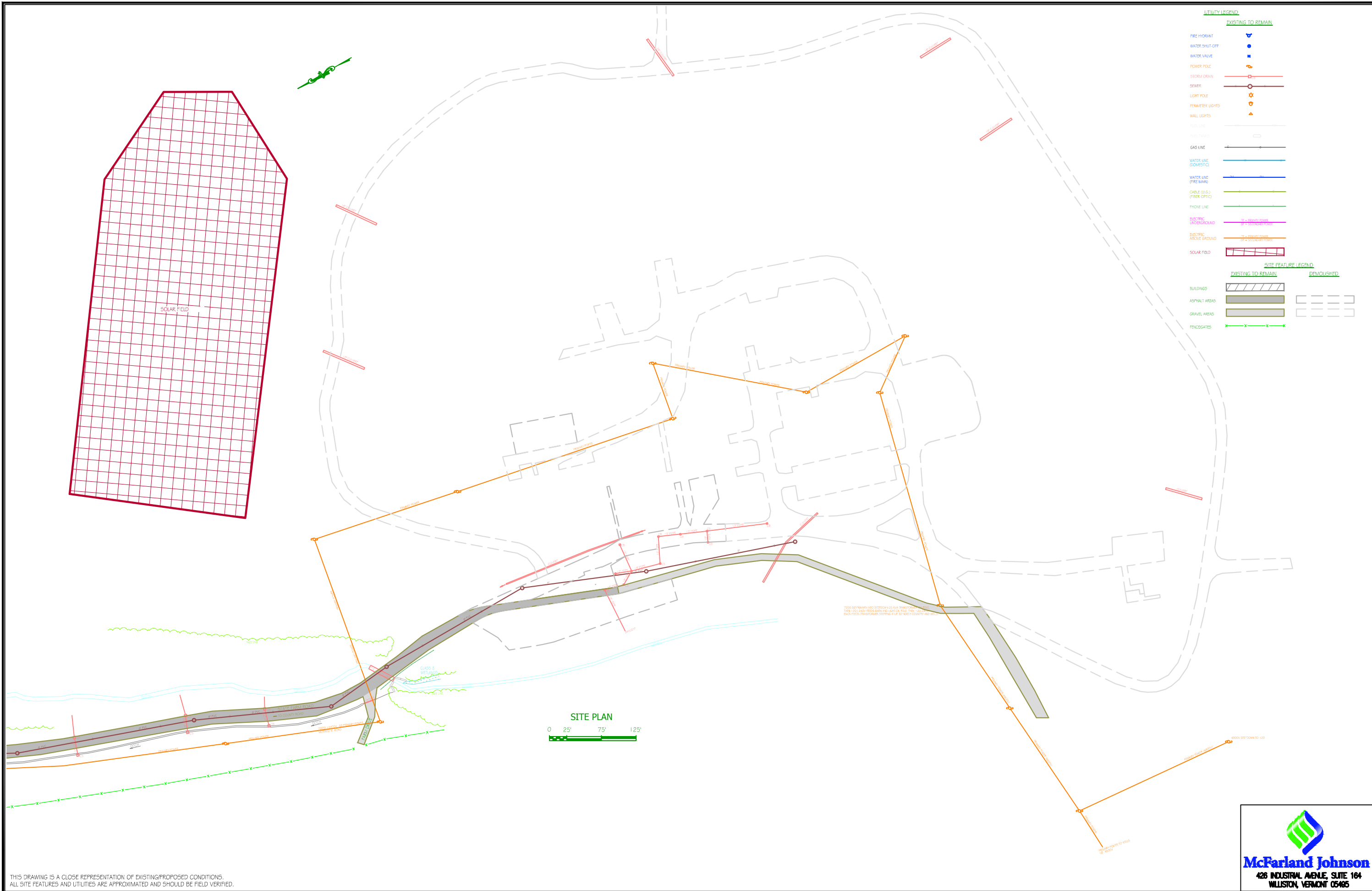
CONCEPTUAL MASTER PLAN AND COST ESTIMATES
 SOUTHEAST STATE CORRECTIONAL FACILITY (S.E.S.C.F.)
 OPTION A - SITE DEMOLITION PLAN
 WINDSOR, VERMONT

REVISIONS

SCALE:	N.T.S.
DATE:	APRIL 2022
DRAWN BY:	TDB
APPR. BY:	OTG

CONCEPTUAL MASTER PLAN AND COST ESTIMATES
 S.E.S.C.F.
 OPTION A - SITE DEMOLITION PLAN

Mcfarland Johnson
 428 INDUSTRIAL AVENUE, SUITE 104
 WILLISTON, VERMONT 05485



UTILITY LEGEND

EXISTING TO REMAIN

- FIRE HYDRANT
- WATER SHUT-OFF
- WATER VALVE
- POWER POLE
- STORM DRAIN
- SEWER
- LIGHT POLE
- PERIMETER LIGHTS
- WALL LIGHTS
- TEL. LINE
- TEL. TRUNK
- GAS LINE
- WATER LINE (DOMESTIC)
- WATER LINE (FIRE MAIN)
- CABLE (C.G.) (FIBER OPTIC)
- PHONE LINE
- ELECTRIC UNDERGROUND
- ELECTRIC ABOVE GROUND
- SOLAR FIELD

SITE FEATURE LEGEND

EXISTING TO REMAIN

- BUILDINGS
- ASPHALT AREAS
- GRAVEL AREAS
- FENCEGATES

DEMOLISHED

- BUILDINGS
- ASPHALT AREAS
- GRAVEL AREAS
- FENCEGATES

THIS DRAWING IS A CLOSE REPRESENTATION OF EXISTING/PROPOSED CONDITIONS. ALL SITE FEATURES AND UTILITIES ARE APPROXIMATED AND SHOULD BE FIELD VERIFIED.

Mcfarland Johnson
428 INDUSTRIAL AVENUE, SUITE 104
WILLISTON, VERMONT 05495



STATE OF VERMONT
Department of Buildings
and General Services
Agency of Administration
Montpelier, Vermont



CONCEPTUAL MASTER PLAN AND COST ESTIMATES
SOUTHEAST STATE CORRECTIONAL FACILITY (S.E.S.C.F.)
OPTION A - SITE PLAN
WINDSOR, VERMONT

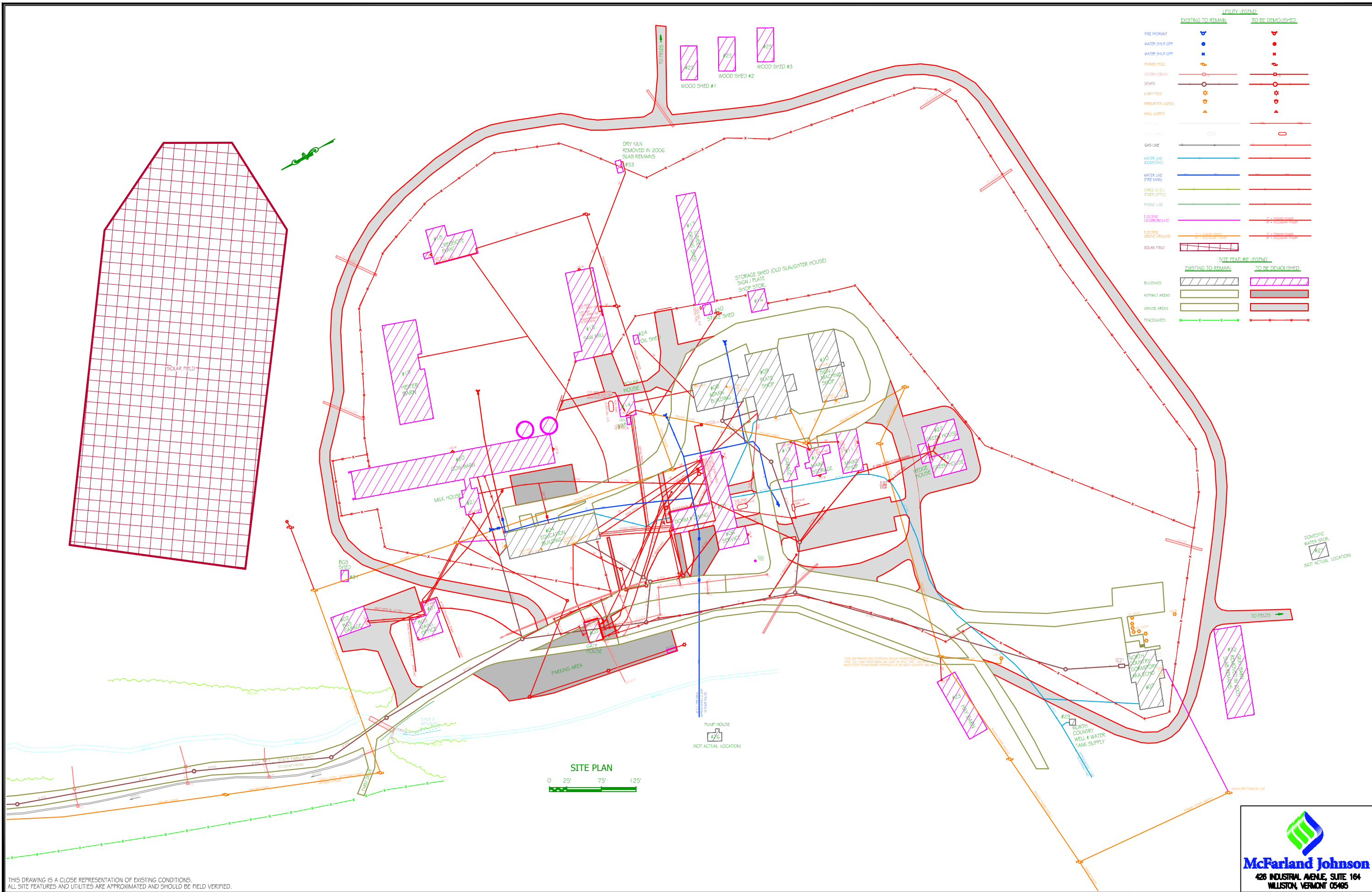
REVISIONS

NO.	DATE	DESCRIPTION

SCALE:	N.T.S.
DATE:	APRIL 2022
DRAWN BY:	TDB
APPR. BY:	OTG

CONCEPTUAL MASTER PLAN AND COST ESTIMATES
S.E.S.C.F.

OPTION A - SITE PLAN



UTILITY LEGEND	
EXISTING TO REMAIN	TO BE DEMOLISHED
FIRE HYDRANT	
WATER SHUT-OFF	
WATER SHUT-OFF	
POWER POLE	
STORM DRAIN	
SEWER	
LIGHT POLE	
FIREMETER LIGHTS	
WALL LIGHTS	
TRAIL LINE	
POST SIGNAL	
GAS LINE	
WATER LINE (DOMESTIC)	
WATER LINE (FIRE MAIN)	
CABLE (C/S), FIBER OPTIC	
PHONE LINE	
ELECTRIC UNDERGROUND	
ELECTRIC ABOVE GROUND	
SOLAR FIELD	

SITE FEATURES LEGEND	
EXISTING TO REMAIN	TO BE DEMOLISHED
BUILDINGS	
ASPHALT AREAS	
GRAVEL AREAS	
FENCES/GATES	



STATE OF VERMONT
 Department of Buildings
 and General Services
 Agency of Administration
 Montpelier, Vermont



CONCEPTUAL MASTER PLAN AND COST ESTIMATES
 SOUTHEAST STATE CORRECTIONAL FACILITY (S.E.S.C.F.)
 OPTION B - SITE DEMOLITION PLAN
 WINDSOR, VERMONT

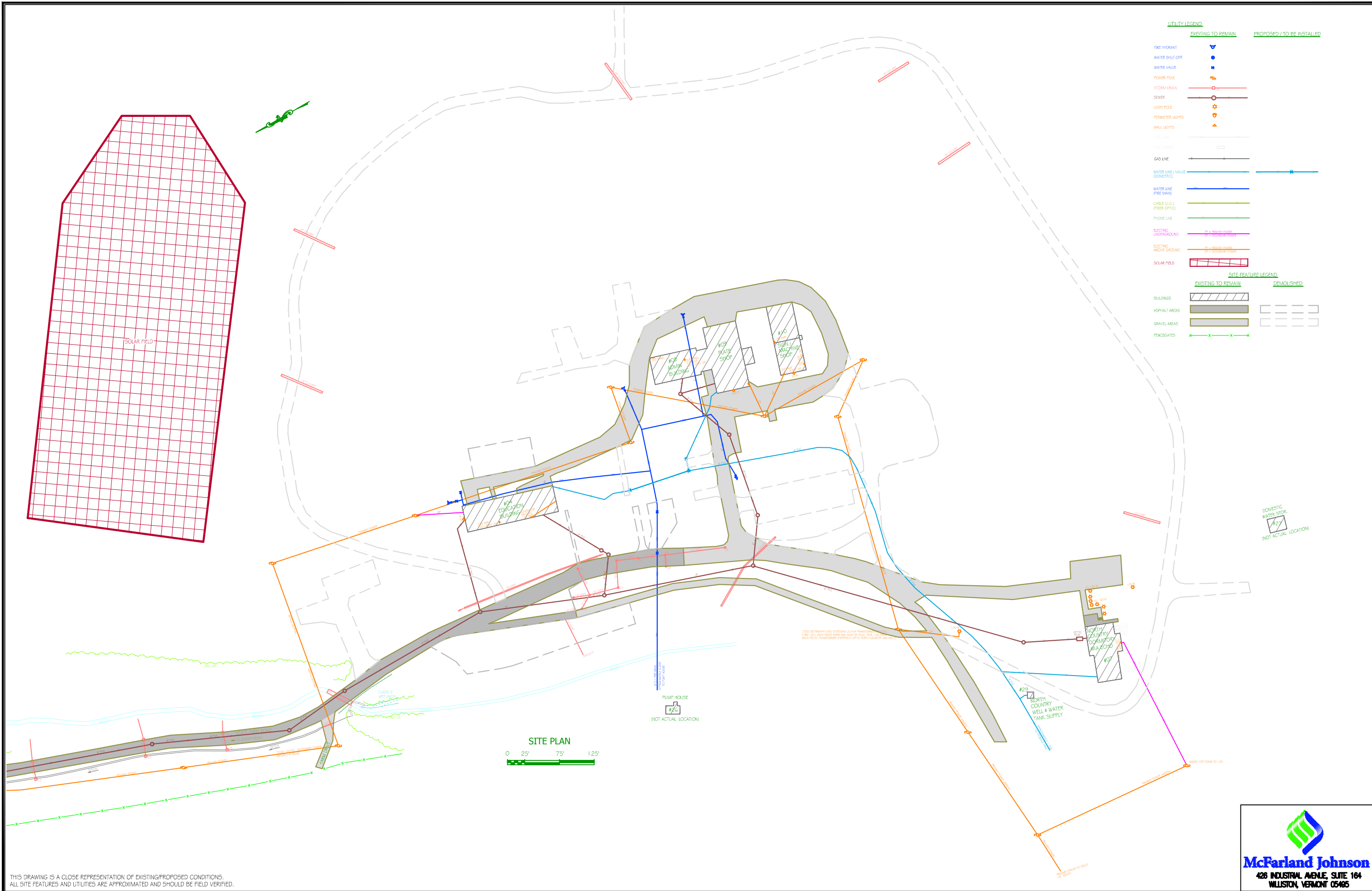
REVISIONS

SCALE:	N.T.S.
DATE:	APRIL 2022
DRAWN BY:	TDB
APPR. BY:	OTG

CONCEPTUAL MASTER PLAN AND COST ESTIMATES
 S.E.S.C.F.
 OPTION B - SITE DEMOLITION PLAN

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 ALL SITE FEATURES AND UTILITIES ARE APPROXIMATED AND SHOULD BE FIELD VERIFIED.

McFarland Johnson
 426 INDUSTRIAL AVENUE, SUITE 104
 WILLISTON, VERMONT 05485



UTILITY LEGEND	
EXISTING / TO REMAIN	PROPOSED / TO BE INSTALLED
FIRE HYDRANT	
WATER SHUT-OFF	
WATER VALVE	
POWER POLE	
STORM DRAIN	
SEWER	
LIGHT POLE	
PERIMETER LIGHTS	
WALL LIGHTS	
TRAIL LINE	
TRAIL TRAIL	
GAS LINE	
WATER LINE / VALVE (DOMESTIC)	
WATER LINE (FIRE MAIN)	
CABLE (G.I.) (FIBER OPTIC)	
PHONE LINE	
ELECTRIC UNDERGROUND (120V - TRAILER POWER) (120V - SECULAR POWER)	
ELECTRIC ABOVE GROUND (120V - TRAILER POWER) (120V - SECULAR POWER)	
SOLAR FIELD	

SITE FEATURE LEGEND	
EXISTING TO REMAIN	DEVOLUISHED
BUILDINGS	
ASPHALT AREAS	
GRAVEL AREAS	
FENCEGATES	

SITE PLAN
 0 25' 75' 125'

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STATE OF VERMONT
 Department of Buildings
 and General Services
 Agency of Administration
 Montpelier, Vermont



CONCEPTUAL MASTER PLAN AND COST ESTIMATES
 SOUTHEAST STATE CORRECTIONAL FACILITY (S.E.S.C.F.)
 OPTION B - SITE PLAN
 WINDSOR, VERMONT

REVISIONS

SCALE: N.T.S.	DATE: APRIL 2022
DRAWN BY: TDB	APPR. BY: OTG

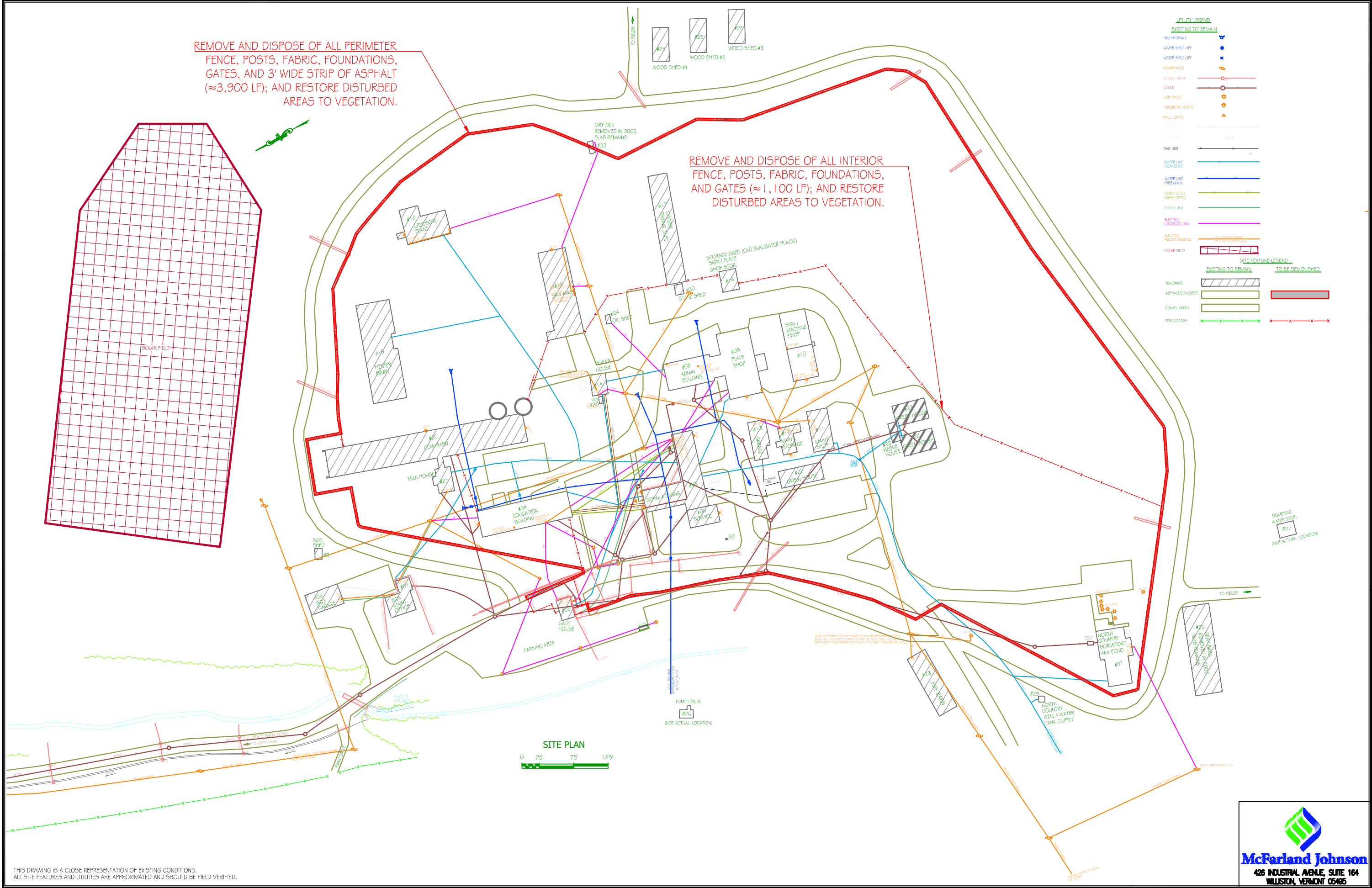
CONCEPTUAL MASTER PLAN AND COST ESTIMATES
 S.E.S.C.F.

OPTION B - SITE PLAN

McFarland Johnson
 426 INDUSTRIAL AVENUE, SUITE 104
 WILSTON, VERMONT 05495

REMOVE AND DISPOSE OF ALL PERIMETER FENCE, POSTS, FABRIC, FOUNDATIONS, GATES, AND 3' WIDE STRIP OF ASPHALT (≈3,900 LF); AND RESTORE DISTURBED AREAS TO VEGETATION.

REMOVE AND DISPOSE OF ALL INTERIOR FENCE, POSTS, FABRIC, FOUNDATIONS, AND GATES (≈1,100 LF); AND RESTORE DISTURBED AREAS TO VEGETATION.



UTILITY LEGEND

EXISTING TO REMAIN

- FIRE HYDRANT
- WATER SHUT-OFF
- WATER SHUT-OFF
- POWER POLE
- STORM DRAIN
- SEWER
- LIGHT POLE
- PERIMETER LIGHTS
- WALL LIGHTS
- TEL. LINE
- TEL. CABLE
- GAS LINE
- WATER LINE (DOMESTIC)
- WATER LINE (FIRE MAIN)
- CABLE (ELECTRICAL)
- CABLE (OPTICAL)
- PHONE LINE
- ELECTRIC UNDERGROUND
- ELECTRIC ABOVE GROUND
- SOLAR FIELD

SITE FEATURE LEGEND

EXISTING TO REMAIN

TO BE DEMOLISHED

- BUILDINGS
- ASPHALT/CONCRETE
- GRAVEL AREAS
- FENCE/GATES

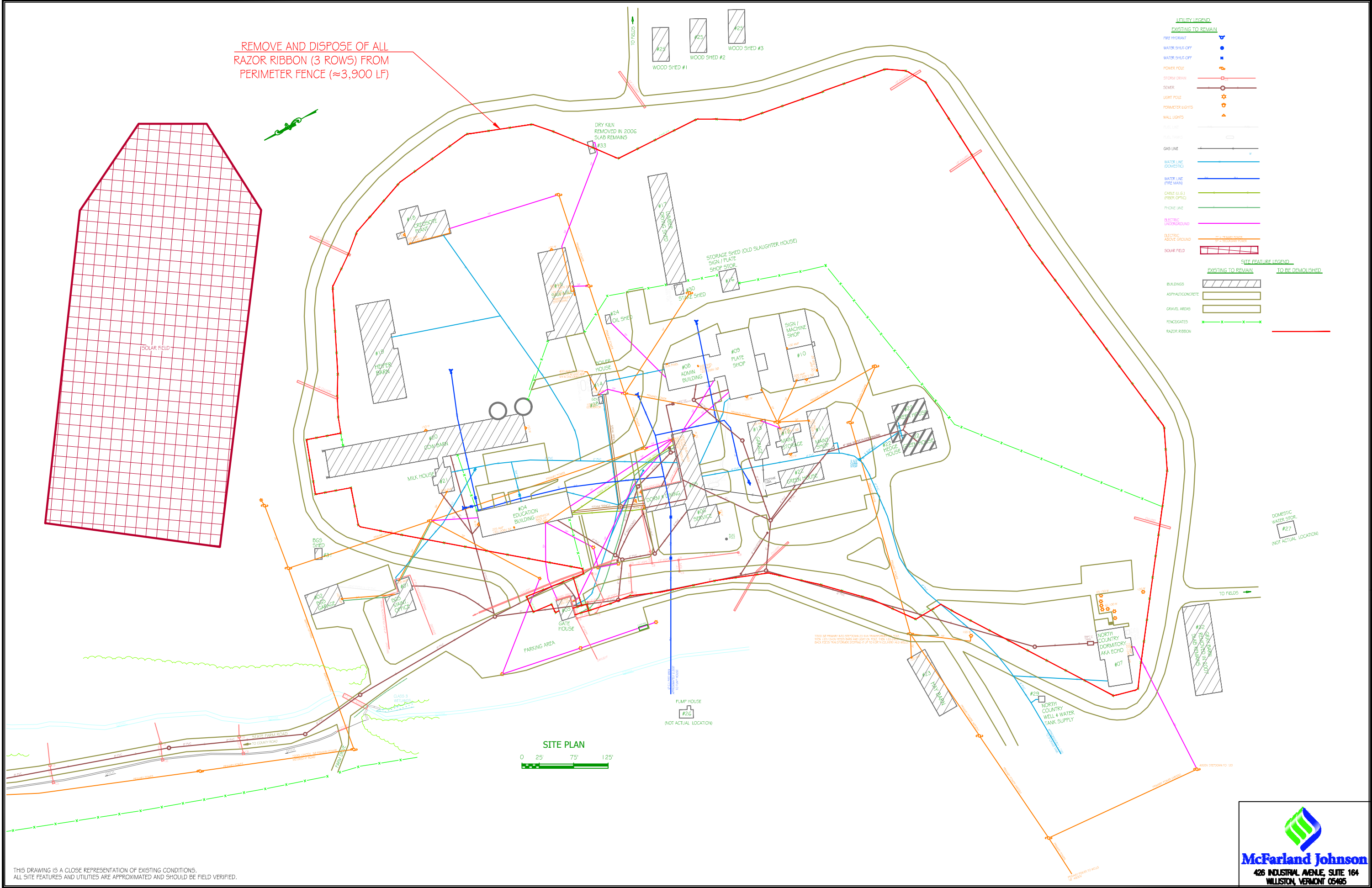
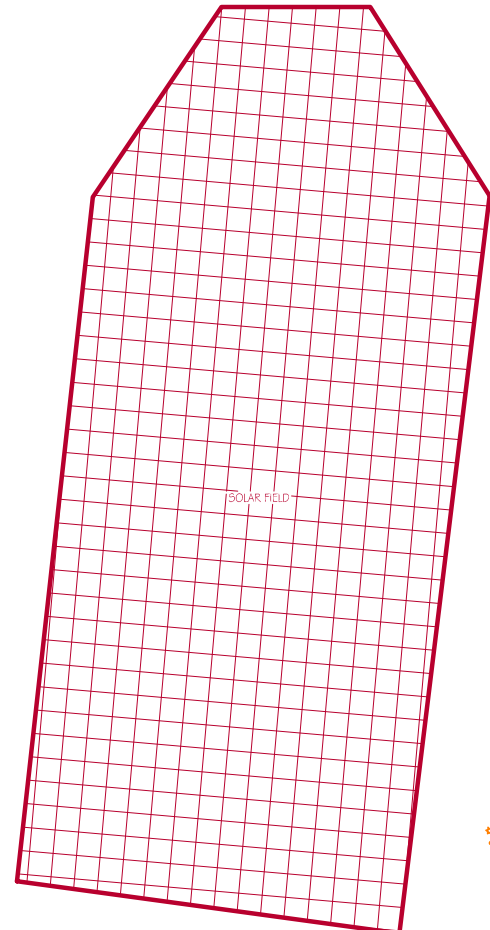
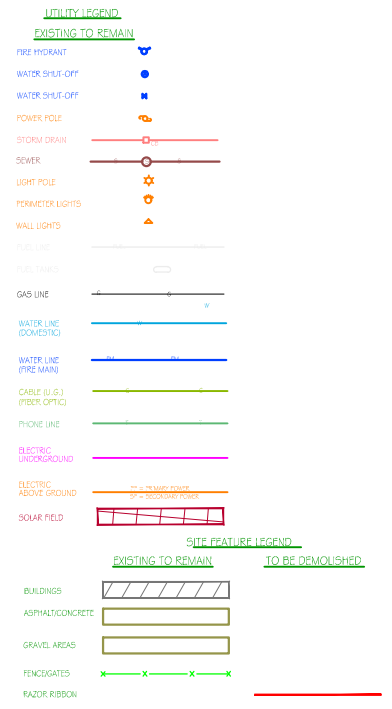
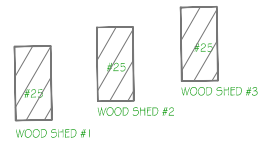
SITE PLAN
0 25' 75' 125'

THIS DRAWING IS A CLOSE REPRESENTATION OF EXISTING CONDITIONS. ALL SITE FEATURES AND UTILITIES ARE APPROXIMATED AND SHOULD BE FIELD VERIFIED.

REVISIONS	N.T.S.	APRIL 2022	TDB	OHG
SCALE:	DATE:	DRAWN BY:	APPR. BY:	
CONCEPTUAL MASTER PLAN AND COST ESTIMATES	S.E.S.C.F.	OPTION C - SITE DEMOLITION PLAN		
S-5	5 OF 6			



REMOVE AND DISPOSE OF ALL RAZOR RIBBON (3 ROWS) FROM PERIMETER FENCE (≈3,900 LF)



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STATE OF VERMONT
Department of Buildings
and General Services
Agency of Administration
Montpelier, Vermont



CONCEPTUAL MASTER PLAN AND COST ESTIMATES
SOUTHEAST STATE CORRECTIONAL FACILITY (S.E.S.C.F.)
OPTION D - SITE DEMOLITION PLAN
VERMONT
WINDSOR

REVISIONS	
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SCALE:	N.T.S.
DATE:	APRIL 2022
DRAWN BY:	TDB
APPR. BY:	OHG

CONCEPTUAL MASTER PLAN AND COST ESTIMATES
S.E.S.C.F.
OPTION D - SITE DEMOLITION PLAN



APPENDIX B - COST ESTIMATES

Project: SESCOF Conceptual Master Plan & Cost Estimates - Option A

Date: 29-Apr-22

Description: Windsor VT
26 acre facility (Assume 10.0 Acres of disturbance)
Buildings, Site, and Utility Demolition

S/F: 440,560

	Description	Qty	Unit	Cost	Total	Division Subtotals
General Sitework						
<i>Sitework</i>	<i>Base Site Work</i>					
	Equipment Mobilization	1	LS	\$2,500.00	\$2,500.00	
	Filed Office Mobilization	1	LS	\$500.00	\$500.00	
	Erosion & Sediment Control	1	LS	\$15,000.00	\$15,000.00	
	Loam (2") and Seed cover	305,000	SF	\$0.25	\$76,250.00	
						\$94,250
<i>General Sitework</i>						\$94,250
Demolition						
<i>Site Demolition</i>	<i>Site & Building Demolition</i>					
	Demo all above ground structures	111,750	SF	\$20.00	\$2,235,000.00	
	Hazardous Material Abatement Estimate	111,750	SF	\$2.00	\$223,500.00	
	Demo Fencing:					
	gates	6	EA	\$1,800.00	\$10,800.00	
	razor wire 3 rows total	14,100	LF	\$12.00	\$169,200.00	
	exterior fence	3,900	LF	\$5.50	\$21,450.00	
	interior fence	1,100	LF	\$4.00	\$4,400.00	
	3' pavement directly under fence line	11,700	SF	\$5.00	\$58,500.00	
	above grade utilities					
	Power feed from first pole	3,000	LF	\$4.00	\$12,000.00	
	Switch Gear at tool shop	1	EA	\$3,000.00	\$3,000.00	
	Power pole removal	4	EA	\$300.00	\$1,200.00	
	Transformer removal	21	EA	\$150.00	\$3,150.00	
	Demo site lighting	17	EA	\$500.00	\$8,500.00	
	Pavement removal	29,250	SF	\$5.00	\$146,250.00	
	Concrete Slab and Foundation Removal	84,550	SF	\$15.00	\$1,268,250.00	
	Concrete slab under Sally port fence	1	LS	\$35,000.00	\$35,000.00	
	Demo water lines cut and cap hydrants	4	EA	\$500.00	\$2,000.00	
	Evacuate and remove Propane Tanks	1	EA	\$5,000.00	\$5,000.00	
	Evacuate and remove A.G. Fuel Tanks	5	EA	\$5,000.00	\$25,000.00	
	Evacuate and remove U.G. Fuel Tanks	3	EA	\$30,000.00	\$90,000.00	
	Demo Active Water system supply/holding and pump	1	LS	\$55,000.00	\$55,000.00	
	Demo Defunct Water System	1	LS	\$15,000.00	\$15,000.00	
	Demo all Underground Utilities except primary electric, sanitary sewer, and storm sewer to remain.	1	LS	\$360,000.00	\$360,000.00	
						<i>subTotal</i>
						\$4,752,200
	Subtotal				4,846,450	\$4,846,450
	General Conditions					\$154,878
	Permitting	0.50%				\$24,232
	Contingency	5%				\$251,278
	Overhead & Profit	2.5%				\$131,921
	Project Subtotal					\$5,408,759
	P & P Bond	1%				\$54,088
PROJECT TOTAL W/ BOND						\$5,462,847
/f = Linear Foot, S/F = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = Each, Allow = Allowance, ls = Lump Sum, gal = Gallons						

Project: SESCOF Conceptual Master Plan & Cost Estimates - Option B

Date: 29-Apr-22

Description: Windsor VT
 26 acre facility (Assume 8.0 Acres of disturbance)
 Buildings, Site, and Utility Demolition

S/F: 360,000

	Description	Qty	Unit	Cost	Total	Division Subtotals
General Sitework						
<i>Sitework</i>	<i>Base Site Work</i>					
	Equipment Mobilization	1	LS	\$2,500.00	\$2,500.00	
	Filed Office Mobilization	1	LS	\$500.00	\$500.00	
	Erosion & Sediment Control	1	LS	\$15,000.00	\$15,000.00	
	Loam (2") and Seed cover	195,000	SF	\$0.25	\$48,750.00	
						\$66,750
						<i>subTotal</i>
						\$66,750
Demolition						
<i>Site Demol</i>	<i>Site & Building Demolition</i>					
	Demo all above ground structures	89,650	SF	\$20.00	\$1,793,000.00	
	Hazardous Material Abatement Estimate	89,650	SF	\$2.00	\$179,300.00	
	Demo Fencing:					
	gates	6	EA	\$1,800.00	\$10,800.00	
	razor wire 3 rows total	14,100	LF	\$12.00	\$169,200.00	
	exterior fence	3,900	LF	\$5.50	\$21,450.00	
	interior fence	1,100	LF	\$4.00	\$4,400.00	
	3' wide pavement under perimeter fence	11,700	SF	\$5.00	\$58,500.00	
	above grade utilities					
	Power feed from first pole	3,000	LF	\$4.00	\$12,000.00	
	Switch Gear at tool shop	1	EA	\$3,000.00	\$3,000.00	
	Power pole removal	9	EA	\$300.00	\$2,700.00	
	Transformer removal	21	EA	\$150.00	\$3,150.00	
	Demo site lighting	5	EA	\$350.00	\$1,750.00	
	Pavement removal	18,320	SF	\$5.00	\$91,600.00	
	Concrete Slab and Foundation Removal	63,150	SF	\$15.00	\$947,250.00	
	Concrete slab under Sally port fence	1	LS	\$35,000.00	\$35,000.00	
	demo water lines cut and cap hydrants	1	EA	\$500.00	\$500.00	
	Evacuate and remove Propane Tanks	1	EA	\$5,000.00	\$5,000.00	
	Evacuate and remove A.G. Fuel Tanks	5	EA	\$5,000.00	\$25,000.00	
	Evacuate and remove U.G. Fuel Tanks	3	EA	\$30,000.00	\$90,000.00	
	Demo Defunct Water System	1	LS	\$5,000.00	\$5,000.00	
	Demo All Underground Utilities except what's needed for useable buildings.	1	LS	\$260,000.00	\$260,000.00	
						<i>subTotal</i>
						\$3,718,600
Utilities						
	Add Heating Systems	3	Each	\$25,000.00	\$75,000.00	
	Convert heating system to propane	1	Each	\$10,000.00	\$10,000.00	
						\$85,000
	Subtotal				3,870,350	\$3,870,350
	General Conditions					\$154,878
	Permitting	1%				\$3,870
	Insurance	Incl				\$0.00
	Contingency	5%				\$201,455
	Overhead & Profit	2.5%				\$105,764
	Project Subtotal					\$4,336,317
	P & P Bond	1%				\$43,363
	PROJECT TOTAL W/ BOND					\$4,379,680

l/f = Linear Foot, S/F = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = Each, Allow = Allowance, ls = Lump Sum, gal = Gallons

Project: SESCOF Conceptual Master Plan & Cost Estimates - Option C

Date: 28-Apr-22

Description: Windsor VT
 26 acre facility (5,000 LF of Fencing & 14,100 LF of Razor Ribbon)
 Fence and Site Demolition

L/F: 19,100

	Description	Qty	Unit	Cost	Total	Division Subtotals
General Sitework						
<i>Sitework</i>	<i>Base Site Work</i>					
	Equipment Mobilization	1	LS	\$1,000.00	\$1,000.00	
	Filed Office Mobilization	1	LS	\$500.00	\$500.00	
	Erosion & Sediment Control	1	LS	\$5,000.00	\$5,000.00	
	Loam (2") and Seed cover	11,700	SF	\$0.25	\$2,925.00	
						\$9,425
					<i>subTotal</i>	\$9,425
Demolition						
<i>Site Demolition</i>	<i>Site Demolition</i>					
	Demo Fencing: gates	6	EA	\$1,800.00	\$10,800.00	
	razor wire 3 rows total	14,100	LF	\$12.00	\$169,200.00	
	exterior fence	3,900	LF	\$5.50	\$21,450.00	
	interior fence	1,100	LF	\$4.00	\$4,400.00	
	3' pavement directly under fence line	11,700	SF	\$5.00	\$58,500.00	
	Concrete slab under Sally port fence	1	LS	\$35,000.00	\$35,000.00	
						\$299,350
					<i>subTotal</i>	\$299,350
	Subtotal				308,775	\$308,775
	General Conditions	1%				\$3,088
	Permitting	1%				\$3,088
	Contingency	5%				\$15,748
	Overhead & Profit	2.5%				\$8,267
	Project Subtotal					\$338,965
PROJECT TOTAL						\$338,965

l/f = Linear Foot, S/F = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = Each, Allow = Allowance, ls = Lump Sum, gal = Gallons

Project: SESCOF Conceptual Master Plan & Cost Estimates - Option D

Date: 28-Apr-22

Description: Windsor VT
26 acre facility (14,100 LF of Razor Ribbon)
Razor Ribbon Demolition

L/F: 14,100

	Description	Qty	Unit	Cost	Total	Division Subtotals
General Sitework						
<i>Sitework</i>	<i>Base Site Work</i>					
	Equipment Mobilization	1	LS	\$2,500.00	\$2,500.00	
	Filed Office Mobilization	1	LS	\$500.00	\$500.00	
						\$3,000
Demolition						
<i>Site Demolition</i>	<i>Site Demolition</i>					
	Demo Fencing: razor ribbon 3 rows total	14,100	LF	\$12.00	\$169,200.00	
						\$169,200
					<i>subTotal</i>	\$169,200
	Subtotal				172,200	\$172,200
	General Conditions	1%				\$1,722
	Contingency	5%				\$8,696
	Overhead & Profit	2.5%				\$4,565
	Project Subtotal					\$187,184
PROJECT TOTAL W/ BOND						\$187,184
l/f = Linear Foot, S/F = Square Foot, cy = Cubic Yard, cf = Cubic Foot, ea. = Each, Allow = Allowance, ls = Lump Sum, gal = Gallons						