

Canaan Elementary School, Canaan, Vermont
 Updated Preliminary Scope/Budget Summary
 December 5, 2019

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Accessibility										
Main entrance	Doorway is too narrow and steps not accessible	Replace doors hardware and door openers. New ramp hand rails - REPORTED INCORRECTLY NO STEPS	REMOVE	1	allowance	\$40,000	\$40,000	\$0		
Multi-purpose entrance	Doorway has steps, hardware is not accessible	Replace doors hardware and door openers. New ramp to side of steps REPORTED INCORRECTLY NO STEPS	REMOVE	1	allowance	\$15,000	\$15,000	\$0		
Drinking fountains		COMPLETED	REMOVE	4	fixture	\$4,500	\$18,000	\$0		
Door hardware	Doors have knob hardware.	Replace door hardware and older exit devices.		48	latchset	\$750	\$36,000		\$36,000	
Classroom restrooms	Current restrooms are not accessible.	enlarge all toilets.		8	room	\$10,000	\$80,000			\$80,000
		enlarge 2 toilets		2	room	\$10,000	\$20,000			\$20,000
Door widths	Doors at classrooms need side clearance	Classroom door pockets reworked.		8	allowance	\$5,000	\$40,000			\$40,000
Teacher restroom	too small to be accessible	Increase size by taking away the closet		2	allowance	\$20,000	\$40,000			\$40,000
Common restrooms		Renovate both toilets and make bigger remove stairs and part of coaches room INCORRECTLY REPORTED NO STAIRS or COACHES ROOM		1	allowance	\$80,000	\$80,000		\$80,000	
Classroom sinks	Sinks in most classrooms are not accessible.	Replace all sinks with accessible counter sink and fixtures.		14	fixture	\$3,000	\$42,000			\$42,000
Elevator	No elevator	New elevator shaft and machine room in existing building		1	allowance	\$250,000	\$250,000			\$250,000
Subtotal								\$0	\$116,000	\$222,000
Building envelope										
Roof and roof insulation	Roof insulation is on top of existing flat room new steel studs	Remove and replace with a silicone coating		22,260	square foot	\$20	\$445,200			
		Remove roof and replace with membrane roof.		22,260	square foot	\$28	\$623,280			
REPAIR ROOF				22,260	square foot	\$28	\$623,280		\$100,000	
Exterior wall insulation/air barrier	Masonry wall with little of no insulation. New metal siding with infill.	Remove metal siding and insulate.		1,750	square foot	\$15	\$26,250			\$26,250
Exterior siding	Metal siding may be relatively new brick has some minor cracking	Repoint masonry as needed		1	allowance	\$5,000	\$5,000			\$5,000
		Repair metal siding		1	allowance	\$5,000	\$5,000			\$5,000
Foundation	Some minor areas of repair needed.	patch cracking.		1	allowance	\$2,000	\$2,000		\$2,000	
Windows	Generally not operating well	Replace windows		14	window groups	\$4,000	\$56,000	\$56,000		
Porches	Porch roof may have same structure as main roof.	Replace porch roof		400	square foot	\$12	\$4,800		\$4,800	
Subtotal								\$56,000	\$106,800	\$36,250
Electrical										
Distribution	Distribution ant the end of useful life.	Replace all distribution.		1	allowance	\$75,000	\$75,000		\$75,000	
Lighting, Interior	Lighting due for an upgrade	Replace all interior lights		22,260	square foot	\$8	\$178,080	\$178,080		\$178,080
Exterior lighting	Missing several egress lights	New lights		1	allowance	\$2,000	\$2,000		\$2,000	
Outlets	There are not enough outlets on most space and outlets are cracked or broken.	Add outlets and replace existing		22,260	square foot	\$13	\$289,380	\$289,380		
Telephone/PA system	Shared and will be upgraded	Remove out of date phone equipment PROJECT COMPLETE	REMOVE		allowance		\$0	\$0	\$0	\$0
IT system	building needs upgraded cable and wireless ports	Replace existing cat 5 cable with cat 6		22,260	square foot	\$1	\$22,260		\$22,260	
Freezer temperature monitor	No temp monitor on Freezer and coolers	Add temperature monitor	GRANT	1	allowance	\$1,000	\$1,000		\$0	\$1,000
Subtotal								\$467,460	\$99,260	\$179,080
Fire Code										
Automatic sprinkler system	Buildings not sprinklered but has municipal water system	sprinkler entire building		22,260	square foot	\$5	\$111,300	\$111,300		
Fire Alarm system	Existing system is out of date.	Provide voice evac system through out building		1	allowance	\$50,000	\$50,000			\$50,000
Emergency and exit lights	Not all existing lights work and other are needed by code.	Repair and add lights		1	allowance	\$4,000	\$4,000		\$4,000	
Fire rated corridor walls and doors	Verify that multi purpose room is 1-hour rated	Enclose high widows and rework doors and frames		1	allowance	\$5,000	\$5,000		\$5,000	
Fire lane	Assume that current file lane is adequate.			0			\$0			
Boiler room	Boiler room is not 1 -hour rated to tunnels	Fire rated doors to tunnels		2	doors	\$2,000	\$4,000		\$4,000	
		Enclose tunnels		1	allowance	\$2,000	\$2,000		\$2,000	
Subtotal								\$111,300	\$15,000	\$50,000
HVAC										
Propane tank	Propane stank needs relocation and piping needs support.	Relocate propane tank, support generator piping and add master shutoff.		1	allowance	\$3,000	\$3,000	\$3,000		\$3,000
Ventilation System	Most ventilation is not currently operational,	New HRV reuse ductwork where possible, new controls.		22,260	square foot	\$20	\$445,200			\$445,200
Heating distribution, terminal units	Current Steam system is at the end of its useful life.	Full building heating system upgrade. Convert boilers from steam to hot water, replace all piping radiators, unit ventilators, and controls.		22,260	square foot	\$20	\$445,200			\$445,200
Kitchen Hood			REMOVE	1	allowance	\$3,000	\$3,000		\$3,000	
Subtotal								\$3,000	\$0	\$893,400

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Interior Finishes										
Flooring	currently a combination of act and vct	Replace act with vct 30% of floors		6,678	square foot	\$3	\$16,695			\$16,695
		Add flocced flooring to classrooms		7,547	square foot	\$5	\$37,735			\$37,735
Ceiling	Acoustic tile	Replace throughout to accomplish work above ceiling		22,260	square foot	\$5	\$111,300			\$111,300
Painting	Some areas of repaint where disturbed by work	Re-paint 20% of walls		4452	square foot	\$2	\$6,678			\$6,678
	Subtotal							\$0	\$0	\$172,408
Plumbing										
Piping upgrades and repairs	Most plumbing is at the end of its useful life.	Replace all piping.		22,260	square foot	\$4	\$89,040	\$89,040		
Upgrade fixtures in all restrooms	Fixtures are original and need to be replaced	Replace fixtures		1	allowance	\$50,000	\$50,000			\$50,000
Misc. Plumbing fixture upgrades	Repairs are needed for some plumbing	Repair newer plumbing.		1	allowance	\$5,000	\$5,000	\$5,000		
	Subtotal							\$94,040	\$0	\$50,000
Security										
Reception location	Reception area is not secure and has no vestibule	Secure vestibule with transaction window to office.		1	allowance	\$25,000	\$25,000			\$25,000
Security camera/intrusion alarm system	No lock down system	Lock down system		1	allowance	\$5,000	\$5,000			\$5,000
Window shades	Shades are older and could be upgraded to function more smoothly.	Replace all blinds		14	classroom	\$400	\$5,600		\$5,600	
		Replace damaged blinds 10%		1	classroom	\$400	\$560	\$0		
	Subtotal							\$0	\$5,600	\$30,000
Space Needs										
PE space	Shared with High School									
Nurses Area	Renovated area at the back of the Multi-purpose room is not separated and is combustible construction.	Remove all existing walls and reconstruct spaces.		1,600	square foot	\$200	\$320,000			\$320,000
Multi-purpose room	Current walls do not meet code.	Remove all existing walls and enlarge multi-purpose room.		1,600	square foot	\$50	\$80,000			\$80,000
Classrooms							\$0			
Lobby	New combined lobby between buildings.			1,642	square foot	\$325	\$533,650			\$533,650
Support services - offices/instruction	Not currently large enough at the lobby principal in a classroom	Renovate one classroom for support services and administration		1	allowance	\$50,000	\$50,000			
Conference/meeting space										
	Subtotal							\$0	\$0	\$933,650
Site Improvements										
Water service	Municipal	Upgrade from High School new service entrance		1	allowance	\$20,000		\$20,000		
Parking	Two areas for parking	Pave lower parking area								
Separate bus and parent drop-off	Done with separate drives									
Stormwater treatment	No recent improvements	Assume areas of stormwater retention.		1	allowance					
Fuel oil tank	Review status									
	Subtotal							\$20,000	\$0	\$0
Other										
Asbestos and Haz-Mat abatement	Extent of asbestos is not known.									
Kitchen equipment	Most kitchen equipment is at the end of it useful life.									
Dishwasher	Appears to be at the end of its useful life.	Replaced.			allowance		\$0		\$0	\$0
Cooking Hood	Not large enough and no fire suppression.	New Hood		1	allowance	\$15,000	\$15,000			\$15,000
DW Hood	None currently	New Hood		1	allowance	\$10,000	\$10,000			\$10,000
Oven		New 2 compartment		1	allowance	\$11,000	\$11,000			\$11,000
Cooler and Freezer	Not adequate currently food is also stored in the multi-purpose room.	New freezer cooler combination		1	allowance	\$25,000	\$25,000			\$25,000
tables equipment and misc.	Quality varies and a full survey is needed.			1	allowance	\$10,000	\$10,000			\$10,000
Range		New Range.		1	allowance	\$3,500	\$3,500			\$3,500
	Subtotal							\$0		\$74,500
Construction Total								\$751,800	\$342,660	\$2,641,288
General Conditions	Costs incurred through contractor - Project management, insurance, bonds, OH&P, etc.	Minimum 7-10 months for new construction, 4 - 6 for renovations only			months	\$25,000	\$0	\$0	\$0	\$0
					contract amt	6%	\$0	\$45,108	\$20,560	\$158,477
Other "soft" project costs	Fees, contingencies (design and estimating), clerk, moving and storage, permits, etc.	Typically 20% - 30%, higher for smaller or more complex projects			contract amt	\$0	\$0	\$199,227	\$85,665	\$660,322
	Subtotal							\$244,335	\$106,225	\$818,799
Project Total								\$996,135	\$448,885	\$3,460,087

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Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Accessibility										
Main entrance	Vestibule is too short	Secure the front vestibule and add a second set of doors.		1	allowance	\$40,000	\$40,000			\$40,000
Gym entrance	Doorway has steps, hardware is not accessible	Replace door hardware and door openers. New ramp to side of steps		1	allowance	\$25,000	\$25,000		\$25,000	
Drinking fountains				3	fixture	\$4,500	\$13,500			
Door hardware	Doors have knob hardware.	Replace all door hardware with lever type hardware.		42	latch set	\$750	\$31,500		\$31,500	
		Replace all doors .		42	doors	1500	\$63,000			\$63,000
Door widths	Doors at classrooms need side clearance			1	allowance	\$5,000	\$5,000		\$5,000	\$5,000
Teacher restroom	too small to be accessible			1	allowance	\$20,000	\$20,000			\$20,000
Common restrooms	Restrooms near gym has women's accessible single stall, men's not accessible	Renovate area at and around the toilet areas to make two accessible restrooms.		1	allowance	\$80,000	\$80,000			\$80,000
Classroom sinks	Science and art sinks not accessible	Create new accessible sink		2	fixture	\$3,000	\$6,000			
Elevator	No elevator	Provide elevator in existing High School		1	allowance	\$250,000	\$250,000			\$250,000
	Subtotal							\$0	\$61,500	\$458,000
Building envelope										
Roof and roof insulation	Current insulation is at the ceiling duct work is above this but not functioning, current standing seam roof needs repair and inspection	Repair existing metal roof where damaged, assume that area above stage has water damage.		1	allowance	\$35,000	\$35,000		\$35,000	
Exterior wall insulation/air barrier	Brick has little or no insulation	Seal areas that are open to air infiltration		1	allowance	\$10,000	\$10,000		\$10,000	
Exterior siding	Brick has some area of cracking	Re-point cracks		1	allowance	\$5,000	\$5,000		\$5,000	
Foundation	Are original and are not visible except that part of raised slab crawl space.	inspect patch and repair foundation		1	allowance	\$2,000	\$2,000		\$2,000	
Windows	Generally not operating well	Replace all windows with aluminum double glazed residential grade		60	opening	\$5,000	\$300,000	\$300,000		\$300,000
Porches and tower	Front porch and tower need re-finish	inspect and patch and refinish porch and tower		1	allowance	\$8,000	\$8,000		\$8,000	
	Subtotal							\$300,000	\$60,000	\$300,000
Electrical										
Distribution		Replace distribution and all older panels		1	allowance	\$95,000	\$95,000		\$95,000	
Lighting, Interior				26,158	square foot	\$8	\$209,264	\$209,264		
Exterior lighting							\$0	\$0		\$0
Outlets		Rewire original spaces with more circuits and from new panels		26,158	square foot	13	\$340,054	\$340,054		\$340,054
Telephone/PA system	Recently replaced pa funding telephone						\$0	\$0		\$0
IT system	Currently cat 5	upgrade to cat 6		26,158	square foot	\$1	\$26,158		\$26,158	\$0
Service entrance								\$0		\$0
	Subtotal							\$549,318	\$121,158	\$340,054
Fire Code										
Automatic sprinkler system	Buildings not sprinklered but has municipal water system	Fully sprinkle building		37,429	square foot	\$5	\$187,145	\$187,145		\$0
Electrical panel clearance							\$0	\$0		\$0
Fire Alarm system		Provide ADA compliant fire alarm system		1	allowance	\$75,000	\$75,000			\$75,000
Emergency and exit lights		add additional exit and emergency lighting		1	allowance	\$6,700	\$6,700		\$6,700	
Fire rated corridor walls and doors							\$0	\$0	\$0	\$0
Fire lane and exit path	No access path from multi purpose exit	add 5' access path		220	linear feet	\$35	\$7,700		\$7,700	
Boiler room	No rated access doors to crawl spaces	4'x4' 1hour rated access door		2	allowance	\$2,000	\$4,000		\$4,000	
	Subtotal							\$187,145	\$18,400	\$75,000
HVAC										
Propane tank	Propane tank needs relocation and piping needs support.	Relocate propane tank, support generator piping and add master shutoff.		1	allowance	\$8,000	\$8,000	\$8,000		
Ventilation System	Most ventilation is not currently operational,	New HRV reuse ductwork where possible, new controls.		26,158	square foot	\$15	\$392,370			\$392,370
Heating distribution, terminal units	Current Steam system is at the end of its useful life	Full building heating system upgrade Convert boilers from steam to hot water, replace all piping radiators, unit ventilators, and controls.		26,158	square foot	\$20	\$523,160			\$523,160
Air conditioning	Currently no AC	Add to offices			square foot	\$10				
	Subtotal							\$8,000	\$0	\$915,530

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Interior Finishes										
Flooring	Currently a combination of act and carpet	Replace tile and carpet with flocked flooring or tile in classrooms and library		7,391	square foot	\$8	\$59,128			
		Replace tile and carpet with flocked flooring or tile in entire building except gym		19,475	square foot	\$8	\$155,800			\$155,800
Ceiling	Currently a combination of plaster and acoustic tile.	Replace all ceilings		26,158	square foot	\$7	\$183,106			\$183,106
Painting	Currently painted plaster and gypsum board.	Repaint all walls		26,158	square foot	\$4	\$104,632			\$104,632
Subtotal								\$0	\$0	\$443,538
Plumbing										
Plumbing	Plumbing is generally old and beyond its useful life.			26,158	square foot	\$5	\$130,790	\$130,790		
Hot water heater		Replace hot water heater.		1	allowance	\$7,000	\$7,000		\$7,000	
Locker room fixture upgrades	Locker rooms are out of date.	Replace fixtures		1	allowance	\$40,000	\$40,000			
							\$0			
							\$0			
Service entrance	Service entrance is not sized for a sprinkler system	Upgrade entrance		1	allowance	\$5,000	\$5,000	\$5,000		\$5,000
Subtotal								\$150,790	\$7,000	\$10,000
Security										
Reception location	Reception area is not secure and has no vestibule	See vestibule above.						\$0		\$0
		Emergency lockdown system		1	allowance	\$5,000	\$5,000	\$5,000		\$5,000
Security camera/intrusion alarm system	Current system is acceptable	Expand security camera system and panic buttons		1	allowance	\$35,000	\$35,000			\$35,000
Window shades	Shades are older and could be upgraded to function more smoothly.	Replace with manual - upgrade quality		60	window	\$200	\$12,000		\$12,000	
Subtotal								\$5,000	\$12,000	\$40,000
Space Needs										
Locker room	Current locker rooms are in poor repair and out dated.	Move locker room to Home Ec location so that stairs at library can be abandoned.		1,175	square foot	\$180	\$211,500		\$211,500	
Art/Science	Current art room is too small and out of date.	Relocate Art & Science		1,593	square foot	\$175	\$278,775		\$100,000	
Music/ Stage	Currently stage is used for Music. It is not acoustically separate and can not be shared with PE Classes.	Movable wall at the stage opening.		1	allowance	\$30,000	\$30,000			
Classrooms	Possibly Home Ec move to Middle school which will free up one space	Relocate Home Ec and appliances		0			\$0		\$20,000	\$0
Lobby	See notes above.			0			\$0			\$0
Support services - offices/instruction	Currently housed in one full classroom.	Renovate one classroom for support services and administration		428	square foot	\$175	\$74,900			\$74,900
Conference/meeting space principal	Not currently large enough at the lobby principal in a classroom			250	square foot	\$175	\$43,750			\$43,750
CTE	Space is in basement of Elementary	Renovate entire basement area for CTE STEM		5,592	square foot	\$200	\$1,118,400			\$1,118,400
Subtotal								\$0	\$331,500	\$1,237,050
Site Improvements										
Municipal Sewer							\$0	\$0		\$0
Water service	Municipal 4 " line to High School	upgrade water line from street to 6" to both buildings.		386	linear feet	\$50	\$19,300	\$19,300		\$0
Parking	Two areas for parking 47 cars at paved High School lot. 20 +/- at CTE gravel lot with overflow on playfields.	Pave lower parking area for 20 cars		20	car stalls	\$7,000	\$140,000	\$0		\$140,000
Separate bus and parent drop-off	separation is currently done with separate drives						\$0	\$0		\$0
Stormwater treatment	No recent improvements	Repair existing system as required		1	allowance	\$10,000	\$10,000			\$10,000
Underground fuel oil tank	Underground tank condition is unknown and likely does not meet code	Replace fuel oil tank		1	allowance	\$40,000	\$40,000	\$40,000		\$40,000
Subtotal								\$59,300	\$0	\$190,000
Other										
Asbestos and Haz-Mat abatement	Extent of asbestos is not known.									
Cutting and patching				1	allowance	\$100,000	\$100,000	\$0		\$100,000
Subtotal								\$0	\$0	\$100,000
Construction Total										
General Conditions	Costs incurred through contractor - Project management, insurance, bonds, OH&P, etc.	Minimum 12 months for renovations		12	months	\$35,000	\$420,000	\$420,000		\$420,000
					contract amt	6%	\$0	\$100,773	\$36,693	\$271,750
Other "soft" project costs	Fees, contingencies (design and estimating), clerk, moving and storage, permits, etc.	Typically 20% - 30%, higher for smaller or more complex projects			contract amt	25%	\$0	\$445,082	\$152,890	\$1,027,293
Subtotal								\$965,855	\$189,583	\$1,719,043
Project Total										
								\$2,225,408	\$801,141	\$5,828,215

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Canaan High School - 2 Buildings, Canaan, Vermont

Updated Preliminary Scope/Budget Summary

December 5, 2019

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Current High School Building										
Accessibility										
Main entrance	Vestibule is too short	Secure the front vestibule and add a second set of doors.		1	allowance	\$40,000	\$40,000			\$40,000
Gym entrance	Doorway has steps, hardware is not accessible	Replace doors hardware and door openers. New ramp to side of steps	ADA	1	allowance	\$25,000	\$25,000		\$25,000	
Drinking fountains	COMPLETED		ADA	3	fixture	\$4,500	\$13,500			
Door hardware	Doors have knob hardware.	Replace all door hardware with lever type hardware.	ADA	42	latch set	\$750	\$31,500		\$31,500	
Door widths	Doors at classrooms need side clearance	Replace all doors .	Doors	42	doors	\$1,500	\$63,000			\$63,000
Teacher restroom	too small to be accessible			1	allowance	\$5,000	\$5,000			\$5,000
Common restrooms	Restrooms near gym has women's accessible single stall, men's not accessible	Renovate area at and around the toilet areas to make two accessible restrooms.	ADA	1	allowance	\$20,000	\$20,000			\$20,000
Classroom sinks	Science and art sinks not accessible	Renovate area at and around the toilet areas to make two accessible restrooms.	ADA	1	allowance	\$80,000	\$80,000			\$80,000
Elevator	No elevator	Create new accessible sink	ADA	2	fixture	\$3,000	\$6,000		\$6,000	
		Provide elevator in existing High School		1	allowance	\$250,000	\$250,000			
	Subtotal							\$0	\$62,500	\$208,000
Building envelope										
Roof and roof insulation	Current insulation is at the ceiling duct work is above this but not functioning, current standing seam roof needs repair and inspection	Repair existing metal roof where damaged, assume that area above stage has water damage.	Repair	1	allowance	\$35,000	\$35,000		\$35,000	
Exterior wall insulation/air barrier	Brick has little or no insulation	Seal areas that are open to air infiltration	Repair	1	allowance	\$10,000	\$10,000		\$10,000	
Exterior siding	Brick has some area of cracking	Re-point cracks	Repair	1	allowance	\$5,000	\$5,000		\$5,000	
Foundation	Are original and are not visible except hat part of raised slab crawl space.	inspect patch and repair foundation	Repair	1	allowance	\$2,000	\$2,000		\$2,000	
Windows	Generally not operating well	Replace all windows with aluminum double glazed residential grade	Windows	60	opening	\$5,000	\$300,000	\$300,000		\$300,000
Porches and tower	Front porch and tower need re-finish	inspect and patch and refinish porch and tower	Repair	1	allowance	\$8,000	\$8,000		\$8,000	
	Subtotal							\$300,000	\$60,000	\$300,000
Electrical										
Distribution		Replace distribution and all older panels	Electrical	1	allowance	\$95,000	\$95,000	\$95,000		\$95,000
Lighting, Interior			Lights	26,158	square foot	\$8	\$209,264			\$209,264
Exterior lighting							\$0	\$0		\$0
Outlets		Rewire original spaces with more circuits and from new panels	Electrical	26,158	square foot	\$13	\$340,054			\$340,054
Telephone/PA system	Recently replaced pa funding telephone						\$0	\$0		\$0
IT system	Currently cat 5	upgrade to cat 6	Electrical	26,158	square foot	\$1	\$26,158			\$26,158
Service entrance								\$0		\$0
	Subtotal							\$95,000	\$0	\$670,476
Fire Code										
Automatic sprinkler system	Buildings not sprinklered but has municipal water system	Fully sprinkle building	Fire Systems	37,429	square foot	\$5	\$187,145	\$187,145		\$187,145
Fire Alarm system		Provide ADA compliant fire alarm system	Fire Systems	1	allowance	\$75,000	\$75,000	\$75,000		\$75,000
Emergency and exit lights		add additional exit and emergency lighting	Lights	1	allowance	\$6,700	\$6,700	\$6,700	\$6,700	\$6,700
Fire rated corridor walls and doors							\$0	\$0	\$0	\$0
Fire lane and exit path	No access path from multi purpose exit	add 5' access path	Fire Systems	220	linear feet	\$35	\$7,700	\$7,700	\$7,700	\$7,700
Boiler room	No rated access doors to crawl spaces	4'x4' 1hour rated access door	Doors	2	allowance	\$2,000	\$4,000	\$4,000		\$4,000
	Subtotal							\$280,545	\$14,400	\$280,545
HVAC										
Propane tank	Propane tank needs relocation and piping needs support.	Relocate propane tank, support generator piping and add master shutoff.	HVAC	1	allowance	\$8,000	\$8,000	\$8,000		\$8,000
Ventilation System	Most ventilation is not currently operational,	New HRV reuse ductowrk where possible, new controls.	HVAC	26,158	square foot	\$15	\$392,370	\$392,370		\$392,370
Heating distribution, terminal units	Current Steam system is at the end of its useful life	Full building heating system upgrade Convert boilers from steam to hot water, replace all piping radiators, unit ventilators, and controls.	HVAC	26,158	square foot	\$20	\$523,160	\$523,160		\$523,160

Close two areas - Use Restrooms at top of ramp.

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Air conditioning	Currently no AC	Add to offices			square foot	\$10				
Subtotal								\$923,530	\$0	\$923,530
Interior Finishes										
Flooring	Currently a combination of act and carpet	Replace tile and carpet with flocked flooring or tile in classrooms and library	Cosmetic	7,391	square foot	\$8	\$59,128			
		Replace tile and carpet with flocked flooring or tile in entire building except gym	Cosmetic	19,475	square foot	\$8	\$155,800			\$155,800
Ceiling	Currently a combination of plaster and acoustic tile.	Replace all ceilings	Cosmetic	26,158	square foot	\$7	\$183,106	\$183,106		\$183,106
Painting	Currently painted plaster and gypsum board.	Repaint all walls	Cosmetic	26,158	square foot	\$4	\$104,632			\$104,632
Subtotal								\$183,106	\$0	\$443,538
Plumbing										
Plumbing	Plumbing is generally old and beyond its useful life.		Plumbing	26,158	square foot	\$5	\$130,790	\$130,790		\$130,790
Hot water heater		Replace hot water heater.	Plumbing	1	allowance	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Locker room fixture upgrades	Locker rooms are out of date.	Replace fixtures		1	allowance	\$40,000	\$40,000	\$40,000		
Misc. fixture upgrades			Plumbing	1	allowance	\$5,000	\$5,000	\$5,000		
Service entrance	Service entrance is not sized for a sprinkler system	Upgrade entrance	Plumbing	1	allowance	\$5,000	\$5,000	\$5,000		\$5,000
Subtotal								\$187,790	\$7,000	\$142,790
Security										
Reception location	Reception area is not secure and has no vestibule	See vestibule above.						\$0	\$0	\$0
		Emergency lockdown system		1	allowance	\$5,000	\$5,000	\$5,000		\$5,000
Security camera/intrusion alarm system	Current system is acceptable	Expand security camera system and panic buttons		1	allowance	\$35,000	\$35,000			\$35,000
Window shades	Shades are older and could be upgraded to function more smoothly.	Replace with manual - upgrade quality		60	window	\$200	\$12,000	\$12,000		\$12,000
Subtotal								\$17,000	\$0	\$52,000
Space Needs										
Locker room	Current locker rooms are in poor repair and out dated.	Move locker room to Home Ec location so that stairs at library can be abandoned.	Locker Rooms	1,175	square foot	\$180	\$211,500	\$211,500		\$211,500
Art/Music	Current art room is too small and out of date.	Enlarge art and music to incorporate		1,593	square foot	\$175	\$278,775			
Music/ Stage	Currently stage is used for Music. It is not acoustically separate and can not be shared with PE Classes.	Movable wall at the stage opening.		1	allowance	\$30,000	\$30,000			
Classrooms	Possibly Home Ec move to Middle school which will free up one space			0			\$0		\$0	\$0
Lobby	See notes above.			0			\$0		\$0	\$0
Support services - offices/instruction	Currently housed in one full classroom.	Renovate one classroom for support services and administration		428	square foot	\$175	\$74,900			
Conference/meeting space principal	Not currently large enough at the lobby principal in a classroom			250	square foot	\$175	\$43,750			
CTE	Space is in basement of Elementary	Renovate entire basement area for CTE STEM			square foot	\$250	\$0		\$0	\$0
Subtotal								\$211,500	\$0	\$211,500
Site Improvements										
Municipal Sewer							\$0	\$0	\$0	\$0
Water service	Municipal 4 " line to High School	upgrade water line from street to 6" to both buildings.	Water Service	386	linear feet	\$50	\$19,300	\$19,300		\$19,300
Parking	Two areas for parking 47 cars at paved High School lot. 20 +/- at CTE gravel lot with overflow on playfields.	Pave lower parking area for 20 cars		20	car stalls	\$7,000	\$140,000	\$140,000		\$140,000
Separate bus and parent drop-off	separation is currently done with separate drives						\$0	\$0	\$0	\$0
							\$0	\$0	\$0	\$0
Stormwater treatment	No recent improvements	Repair existing system as required	Water Service	1	allowance	\$10,000	\$10,000			\$10,000
Underground fuel oil tank	Underground tank condition is unknown and likely does not meet code	Replace fuel oil tank	Water Service	1	allowance	\$50,000	\$50,000	\$50,000		\$50,000
Subtotal								\$209,300	\$0	\$219,300
Other										
Asbestos and Haz-Mat abatement	Extent of asbestos is not known.									
Cutting and patching				1	allowance	\$100,000	\$100,000	\$100,000		\$100,000
Subtotal								\$100,000	\$0	\$100,000
Construction Total										
General Conditions	Costs incurred through contractor - Project management, insurance, bonds, OH&P, etc.	Minimum 12 months for renovations only		12	months	\$35,000	\$420,000	\$2,507,771	\$143,900	\$3,551,679
				\$0	contract amt	6%	\$0	\$175,666	\$8,634	\$238,301
Other "soft" project costs	Fees, contingencies (design and estimating), clerk, moving and storage, permits, etc.	Typically 20% - 30%, higher for smaller or more complex projects		\$0	contract amt	25%	\$0	\$775,859	\$35,975	\$887,920
Subtotal								\$1,371,526	\$44,609	\$1,546,220
Project Total								\$3,879,297	\$188,509	\$5,097,899

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
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PLUS ASBESTOS ABATEMENT PLUS ASBESTOS ABATEMENT PLUS ASBESTOS ABATEMENT

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Current Elementary School Building										
Accessibility										
Main entrance	Doorway is too narrow and steps not accessible	Replace doors hardware and door openers. New ramp hand rails		1	allowance	\$40,000	\$40,000	\$40,000		\$40,000
Multi-purpose entrance	Doorway has steps, hardware is not accessible	Replace doors hardware and door openers. New ramp to side of steps		1	allowance	\$15,000	\$15,000	\$15,000		\$15,000
Drinking fountains				4	fixture	\$4,500	\$18,000	\$18,000		\$18,000
Door hardware	Doors have knob hardware.	Replace door hardware and older exit devices.	ADA	48	latchset	\$750	\$36,000	\$80,000		\$36,000
Classroom restrooms	Current restrooms are not accessible.	enlarge all toilets.	ADA	8	room	\$10,000	\$80,000			
		enlarge 2 toilets	ADA	2	room	\$10,000	\$20,000			
Door widths	Doors at classrooms need side clearance	Classroom door pockets reworked.		8	allowance	\$5,000	\$40,000	\$40,000		\$40,000
Teacher restroom	too small to be accessible	Increase size by taking away the closet		2	allowance	\$20,000	\$40,000	\$40,000		\$40,000
Common restrooms		Renovate both toilets and make bigger remove stairs and part of coaches room	ADA	1	allowance	\$80,000	\$80,000	\$80,000		\$80,000
Classroom sinks	Sinks in most classrooms are not accessible.	Replace all sinks with accessible counter sink and fixtures.	ADA	14	fixture	\$3,000	\$42,000	\$42,000		\$42,000
Elevator	No elevator	New elevator shaft and machine room in existing building		1	allowance	\$250,000	\$250,000	\$250,000		\$250,000
Subtotal								\$355,000	\$0	\$311,000
Building envelope										
Roof and roof insulation	Roof insulation is on top of existing flat room new steel studs	Remove and replace roof with silicone coating		22,260	square foot	\$20	\$445,200			
		Remove roof and replace with membrane roof.		22,260	square foot	\$28	\$623,280	\$623,280	\$623,280	\$623,280
Exterior wall insulation/air barrier	Masonry wall with little of no insulation. New metal siding with infill.	Remove metal siding and insulate.		1,750	square foot	\$15	\$26,250			\$26,250
Exterior siding	Metal siding may is relatively new brick has some minor cracking	Repoint masonry as needed		1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
		Repair metal siding		1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Foundation	Some minor areas of repair needed.	patch cracking.		1	allowance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Windows	Generally not operating well	Replace windows	Windows	14	window groups	\$4,000	\$56,000			\$56,000
Porches	Porch roof may have same structure as main roof.	Replace porch roof		400	square foot	\$12	\$4,800	\$4,800		\$4,800
Subtotal								\$635,280	\$635,280	\$717,530
Electrical										
Distribution	Distribution ant the end of useful life.	Replace all distribution.	Electrical	1	allowance	\$75,000	\$75,000	\$75,000		\$75,000
Lighting, Interior	Lighting due for an upgrade	Replace all interior lights	Lights	22,260	square foot	\$8	\$178,080			\$178,080
Exterior lighting	Missing several egress lights	New lights		1	allowance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Outlets	There are not enough outlets on most space and outlets are cracked or broken.	Add outlets and replace existing	Electrical	22,260	square foot	\$13	\$289,380			\$289,380
Telephone/PA system	Shared and will be upgraded	Remove out of date phone equipment			allowance		\$0	\$0	\$0	\$0
IT system	building needs upgraded cable and wireless ports	Replace existing cat 5 cable with cat 6	Electrical	22,260	square foot	\$1	\$22,260			\$22,260
Freezer temperature monitor	No temp monitor on Freezer and coolers	Add temperature monitor	Kitchen	1	allowance	\$1,000	\$1,000			\$1,000
Subtotal								\$77,000	\$2,000	\$567,720
Fire Code										
Automatic sprinkler system	Buildings not sprinkered but has municipal water system	sprinkler entire building	Fire System	22,260	square foot	\$5	\$111,300	\$111,300		\$111,300
Fire Alarm system	Existing system is out of date.	Provide voice evac system through out building	Fire System	1	allowance	\$50,000	\$50,000	\$50,000		\$50,000
Emergency and exit lights	Not all existing lights work and other are needed by code.	Repair and add lights	Fire System	1	allowance	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Fire rated corridor walls and doors	Verify that multi purpose room is 1-hour rated	Enclose high widows and rework doors and frames	Fire System	1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Firelane	Assume that current file lane is adequate.			0			\$0			
Boiler room	Boiler room is not 1 -hour rated to tunnels	Fire rated doors to tunnels	Fire System	2	doors	\$2,000	\$4,000	\$4,000	\$4,000	\$4,000
		Enclose tunnels	Fire System	1	allowance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Subtotal								\$176,300	\$13,000	\$176,300
HVAC										
Propane tank	Propane stank needs relocation and piping needs support.	Relocate propane tank, support generator piping and add master shutoff.	HVAC	1	allowance	\$3,000	\$3,000	\$3,000		\$3,000
Ventilation System	Most ventilation is not currently operational,	New HRV reuse ductowrk where possible, new controls.	HVAC	22,260	square foot	\$20	\$445,200	\$445,200		\$445,200
Heating distribution, terminal units	Current Steam system is at the end of its useful life.	Full building heating system upgrade. Convert boilers from steam to hot water, replace all piping radiators, unit ventilators, and controls.	HVAC	22,260	square foot	\$20	\$445,200	\$445,200		\$445,200
Kitchen Hood			Kitchen	1	allowance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Biomass option										
Subtotal								\$896,400	\$3,000	\$896,400
Interior Finishes										
Flooring	currently a combination of act and vct	Replace act with vct 30% of floors		6,678	square foot	\$3	\$16,695			
		Add flocced flooring to classrooms		7,547	square foot	\$5	\$37,735			\$37,735
Ceiling	Acoustic tile	Replace throughout to accomplish work above ceiling		22,260	square foot	\$5	\$111,300			\$111,300
Painting	Some areas of repaint where disturbed by work	Re-paint 20% of walls		4452	square foot	\$2	\$6,678			\$6,678
Subtotal								\$0	\$0	\$155,713

Item	Description/Notes	Scope Options	Priority	Quantity	Unit ¹	Unit Cost	Sub-total	Reduced Scope Items for replacement schedule	Renovations currently required by consolidation	Like New Comparison Scope Items
Plumbing										
Piping upgrades and repairs	Most plumbing is at the end of its useful life.	Replace all piping.		22,260	square foot	\$4	\$89,040	\$89,040		\$89,040
Upgrade fixtures in all restrooms	Fixtures are original and need to be replaced	Replace fixtures		1	allowance	\$50,000	\$50,000	\$50,000		\$50,000
Misc. Plumbing fixture upgrades	Repairs are needed for some plumbing	Repair newer plumbing.		1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Subtotal								\$144,040	\$5,000	\$144,040
Security										
Security camera/intrusion alarm system	No lock down system	Lock down system		1	allowance	\$5,000	\$5,000			\$5,000
Window shades	Shades are older and could be upgraded to function more smoothly.	Replace all blinds		14	classroom	\$400	\$5,600			\$5,600
Subtotal		Replace damaged blinds 10%		1	classroom	\$400	\$560	\$560		\$10,600
Subtotal								\$560	\$0	\$10,600
Space Needs										
PE space	Shared with High School									
Nurses Area	Renovated area at the back of the Multi-purpose room is not separated and is combustible construction.	Remove all existing walls and reconstruct spaces.	Repairs	1,600	square foot	\$200	\$320,000			\$320,000
Multi-purpose room	Current walls do not meet code.	Remove all existing walls and enlarge multi-purpose room.		1,600	square foot	\$50	\$80,000	\$80,000		
Classrooms							\$0			
Lobby	New combined lobby between buildings.			1,642	square foot	\$325	\$533,650			\$533,650
Support services - offices/instruction	Not currently large enough at the lobby principal in a classroom	Renovate one classroom for support services and administration		1	allowance	\$50,000	\$50,000			
Conference/meeting space							\$0			
Science Lab renovations		Move science from High School Basement to current Elementary School classroom	ADA	1	allowance	\$100,000	\$100,000			\$100,000
CTE Business program on Main level	Currently in Basement	Move to main level	ADA	1	allowance	\$100,000	\$100,000			\$100,000
CTE classroom on main level	Currently in shop areas	Move to Main level		1	allowance	\$100,000	\$100,000			\$100,000
CTE	Space is in basement of Elementary	Renovate entire basement area for CTE STEM		5,592	square foot	\$200	\$1,118,400			\$1,118,400
Subtotal								\$80,000	\$0	\$2,272,050
Site Improvements										
Water service	Municipal	Upgrade from High School new service entrance	Water	1	allowance	\$20,000	\$20,000	\$20,000		\$20,000
Stormwater treatment	No recent improvements	Covered above								
Fuel oil tank	Review status		Repair	1	allowance	\$50,000	\$50,000			
Subtotal								\$20,000	\$0	\$20,000
Other										
Asbestos and Haz-Mat abatement	Extent of asbestos is not known.									
Kitchen equipment	Most kitchen equipment is at the end of its useful life.									
Dishwasher	Appears to be at the end of its useful life.	Dishwasher replaced	Kitchen		allowance		\$0		\$0	\$0
Cooking Hood	Not large enough and no fire suppression.	New hood.	Kitchen	1	allowance	\$15,000	\$15,000			\$15,000
DW Hood	None currently	New hood.	Kitchen	1	allowance	\$10,000	\$10,000			\$10,000
Oven		New 2 compartment	Kitchen	1	allowance	\$11,000	\$11,000			\$11,000
Cooler and Freezer	Not adequate currently food is also stored in the multi purpose room.	New freezer cooler combination	Kitchen	1	allowance	\$25,000	\$25,000			\$25,000
tables equipment and misc.	Quality varies and a full survey is needed.	New misc..	Kitchen	1	allowance	\$10,000	\$10,000			\$10,000
Range	Appears to be beyond useful life.	New range.	Kitchen	1	allowance	\$3,500	\$3,500			\$3,500
cut and patch	Areas containing electrical and mechanical are concealed	Repair areas opened up during construction.	Kitchen			\$100,000				
Subtotal								\$0	\$0	\$74,500
Construction Total										
General Conditions	Costs incurred through contractor - Project management, insurance, bonds, OH&P, etc.	Minimum 7-10 months for new construction, 4 - 6 for renovations only			months	\$25,000	\$0	\$0	\$0	\$0
					contract amt	6%	\$0	\$143,075	\$39,497	\$320,751
Other "soft" project costs	Fees, contingencies (design and estimating), clerk, moving and storage, permits, etc.	Typically 20% - 30%, higher for smaller or more complex projects			contract amt	25%	\$0	\$631,914	\$164,570	\$1,336,463
Subtotal								\$774,989	\$204,067	\$1,657,214
Project Total										
Project Total								\$3,159,569	\$862,347	\$7,003,067
project total from High School above								\$3,879,297	\$188,509	\$5,097,899
Combined Project Total								\$7,038,865	\$1,050,856	\$12,100,967

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Canaan High School, Canaan, Vermont

Updated Preliminary

Scope/Budget Summary

December 5, 2019

Item	Description/Notes	Quantity	Unit ¹	Unit Cost	Subtotal
High School	New building on a new site with a program based on existing spaces	26,158	square foot	\$325	\$8,501,350
CTE	New building based existing program and planned expansion.	6,830	square foot	\$400	\$2,732,000
Site costs	Site acquisition		allowance		\$0
	Site development	15	acres	\$200,000	\$3,000,000
	Off-site utilities	1	allowance	\$200,000	\$200,000
Furnishings and equipment	FFE	1	allowance	\$100,000	\$100,000
Sub-total					\$14,533,350
Soft costs		20%			\$2,906,670
total					\$17,440,020