

# Canaan High School, Canaan, Vermont

## Updated Preliminary Scope/Budget Summary

October 30, 2019



Item	Description/Notes	Scope Options	Priority	Quantity	Unit <sup>1</sup>	Unit Cost	Sub-total	Reduced Scope Items -Items should be done regardless	Full Renovation Scope Items Compatible with 10 year old school	Like New Comparison Scope Items	Delta (Full vs Like New)
<b>Accessibility</b>											
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	\$40,000	\$40,000	
				1	allowance		\$0				
Gym entrance	Doorway has steps, hardware is not accessible	Replace doors hardware and door openers. New ramp to side of steps		1	allowance	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	
Drinking fountains				3	fixture	\$4,500	\$13,500	\$13,500	\$13,500	\$13,500	
Door hardware	Doors have knob hardware.	Replace all door hardware with lever type hardware.		42	latch set	\$750	\$31,500	\$31,500	\$31,500	\$31,500	
			Replace all doors .		42	doors	\$1,500	\$63,000	\$63,000	\$63,000	\$63,000
							\$0	\$0	\$0	\$0	
Door widths	Doors at classrooms need side clearance			1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
								\$0	\$0	\$0	
Teacher restroom	too small to be accessible			1	allowance	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	
								\$0	\$0	\$0	
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	\$80,000	\$80,000	
			Create new accessible sink		2	fixture	\$3,000	\$6,000	\$6,000	\$6,000	\$6,000
							\$0	\$0	\$0	\$0	
Elevator	No elevator	Provide elevator in existing High School		1	allowance	\$250,000	\$250,000				
Subtotal									\$221,000	\$284,000	\$284,000
<b>Building envelope</b>											
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	\$35,000	
			Seal areas that are open to air infiltration		1	allowance	\$10,000	\$10,000		\$10,000	\$10,000
							\$0		\$0	\$0	
Exterior wall insulation/air barrier	Brick has little or no insulation										
			Re-point cracks		1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
							\$0	\$0	\$0	\$0	
Foundation	Are original and are not visible except hat part of raised slab crawl space.	inspect patch and repair foundation		1	allowance	\$2,000	\$2,000	\$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
			inspect and patch and refinish porch and tower		1	allowance	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Porches and tower	Front porch and tower need re-finish							\$7,000	\$352,000	\$352,000	\$0
Subtotal											
<b>Electrical</b>											
Distribution		Replace distribution and all older panels		1	allowance	\$95,000	\$95,000	\$95,000	\$95,000	\$95,000	
Lighting, Interior				26,158	square foot	\$8	\$209,264			\$209,264	
Exterior lighting							\$0	\$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	\$0	
IT system	Currently cat 5	upgrade to cat 6		26,158	square foot	\$1	\$26,158		\$26,158	\$26,158	
Service entrance								\$0	\$0	\$0	
Subtotal								\$95,000	\$461,212	\$670,476	\$209,264
<b>Fire Code</b>											
Automatic sprinkler system	Buildings not sprinklered but has municipal water system	Fully sprinkle building		37,429	square foot	\$5	\$187,145	\$187,145	\$187,145	\$187,145	
Electrical panel clearance								\$0	\$0	\$0	
Fire Alarm system		Provide ADA compliant fire alarm system		1	allowance	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	
Emergency and exit lights		add additional exit and emergency lighting		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		220	linear feet	\$25	\$5,500	\$5,500	\$5,500	\$5,500	
								\$0	\$0	\$0	
Egress windows	Not required						\$0	\$0	\$0	\$0	
Boiler room		No rated access doors to crawl spaces	4'x4' 1hour rated access door		2	allowance	\$2,000	\$4,000	\$4,000	\$4,000	\$4,000
								\$0	\$0	\$0	
								\$0	\$0	\$0	
Subtotal								\$278,345	\$278,345	\$278,345	\$0
<b>HVAC</b>											
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	\$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	\$392,370	\$392,370



Item	Description/Notes	Scope Options	Priority	Quantity	Unit <sup>1</sup>	Unit Cost	Sub-total	Reduced Scope Items - Should be done regardless	Renovation Scope Items - Compatible with 10 year old school Items	Like New Comparison Scope Items	Delta
Cutting and patching				1	allowance	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0
Subtotal								\$100,000	\$100,000	\$100,000	\$0
<b>Construction Total</b>								<b>\$2,396,538</b>	<b>\$3,229,878</b>	<b>\$3,640,446</b>	<b>\$410,568</b>
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	\$420,000	\$420,000	\$420,000	\$0
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	6%	\$0	\$168,992	\$218,993	\$243,627	\$24,634
					contract amt	25%	\$0	\$746,383	\$807,470	\$910,112	\$102,642
Subtotal								\$1,335,375	\$1,446,462	\$1,573,738	\$127,276
<b>Project Total</b>								<b>\$3,731,913</b>	<b>\$4,676,340</b>	<b>\$5,214,184</b>	<b>\$537,844</b>
<b>Current Elementary School Building</b>								<b>PLUS ASBESTOS ABATEMENT</b>	<b>PLUS ASBESTOS ABATEMENT</b>	<b>PLUS ASBESTOS ABATEMENT</b>	
<b>Accessibility</b>											
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	\$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	\$15,000	
Drinking fountains				4	fixture	\$4,500	\$18,000	\$18,000	\$18,000	\$18,000	
Door hardware	Doors have knob hardware.	Replace door hardware and other exit devices.		48	latchset	\$750	\$36,000	\$80,000	\$36,000	\$36,000	
Classroom restrooms	Current restrooms are not accessible.	enlarge all toilets.		8	room	\$10,000	\$80,000				
		enlarge 2 toilets		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	\$40,000	
							\$0		\$0	\$0	
Teacher restroom	too small to be accessible	Increase size by taking away the closet		2	allowance	\$20,000	\$40,000	\$40,000	\$40,000	\$40,000	
							\$0	\$0	\$0	\$0	
Common restrooms		Renovate both toilets and make bigger remove stairs and part of coaches room		1	allowance	\$80,000	\$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.		14	fixture	\$3,000	\$42,000	\$42,000	\$42,000	\$42,000	
							\$0	\$0	\$0	\$0	
Elevator	No elevator	New elevator shaft and machine room in existing building		1	allowance	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	
Subtotal								\$355,000	\$561,000	\$311,000	-\$250,000
<b>Building envelope</b>											
Roof and roof insulation	Roof insulation is on top of existing flat room new steel studs	Remove and replace roof trusses in kind		22,260	square foot	\$24	\$534,240				
		Remove roof and replace with membrane roof.		22,260	square foot	\$14	\$311,640	\$311,640	\$311,640	\$311,640	
							\$0				
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
							\$0				
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	\$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		14	window groups	\$4,000	\$56,000		\$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	\$4,800	
Subtotal								\$323,640	\$384,440	\$405,890	\$21,450
<b>Electrical</b>											
Distribution				1	allowance	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	
Lighting, Interior				22,260	square foot	\$8	\$178,080			\$178,080	
Exterior lighting				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		22,260	square foot	\$13	\$289,380		\$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		22,260	square foot	\$1	\$22,260		\$22,260	\$22,260	
Freezer temperature monitor	No temp monitor on freezer and coolers	Add temperature monitor		1	allowance	\$1,000	\$1,000			\$1,000	
Service entrance											
Subtotal								\$77,000	\$388,640	\$567,720	\$179,080
<b>Fire Code</b>											
Automatic sprinkler system	Buildings not sprinkered but has municipal water system	sprinkler entire building		22,260	square foot	\$5	\$111,300	\$111,300	\$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	\$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	\$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	\$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		2	doors	\$2,000	\$4,000	\$4,000	\$4,000	\$4,000	
		Enclose tumnnels		1	allowance	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	
Subtotal								\$176,300	\$176,300	\$176,300	\$0
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	\$3,000	
Ventilation System	Most ventilation is not currently operational,	New HRV rreuse ductowrk where possible, new controls.		26,158	square foot	\$20	\$523,160	\$523,160	\$523,160	\$523,160	
Heating distribution, terminal units	Current Steam system is at thend of its useful life.	Full buildng heating system upgrade.Conver boilers from steam to hot water, replace all piping radiators, unit ventilators, and controls.		26,158	square foot	\$20	\$523,160	\$523,160	\$523,160	\$523,160	
Kithcen Hood				1	allowance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	
Biomass option							\$0	\$0	\$0	\$0	
Subtotal								\$1,052,320	\$1,052,320	\$1,052,320	\$0
Interior Finishes											
Flooring	currently a combination of act and vct	Replace act with vct 30% of floors		6,678	square foot	\$2.50	\$16,695		\$16,695		
		Add flocced flooring to classrooms		7,547	square foot	\$5.00	\$37,735			\$37,735	
Ceiling	Acoustic tile	Replace throuout ot accomplish work above ceiling		22,260	square foot	\$5.00	\$111,300	\$111,300	\$111,300	\$111,300	
Painting	Soome areas of repaint where disturbed by work	Re-paint 20% of walls		4452	square foot	\$1.50	\$6,678		\$6,678	\$6,678	
Subtotal								\$111,300	\$134,673	\$155,713	\$21,040
Plumbing											
Piping upgrades and repairs				22,260	square foot	\$4	\$89,040	\$89,040	\$89,040	\$89,040	
Upgrade fixtures in all restrooms				1	allowance	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	
Misc. Plumbing fixturre upgrades				1	allowance	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	
Subtotal								\$144,040	\$144,040	\$144,040	\$0
Security											
Security camera/intrusion alarm system	No lock down systtem	Lock down system		1	allowance	\$5,000	\$5,000		\$5,000	\$5,000	
Window shades	Shades are older and could be upgraded to funtion more smoothly.	Replace all blinds		14	classroom	\$400	\$5,600		\$5,600	\$5,600	
		Replace damaged blinds 10%		1	classroom	\$400	\$560	\$560			
Subtotal								\$560	\$10,600	\$10,600	\$0
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 combustibile construction.	Remove all existing walls and reconstruct spaces.		1,600	square foot	\$200	\$320,000		\$320,000	\$320,000	
Multi-purpose room		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 supprt services and adminstration		1	allowance	\$50,000	\$50,000		\$50,000		
Conference/meeting space							\$0				
Science Lab renovations		Move science from High School Basement to current Elementary Schoool classroom		1	allowance	\$100,000	\$100,000		\$100,000	\$100,000	
CTE Buisness program on Main level	Currently in Basement	Move to main level		1	allowance	\$100,000	\$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	\$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	\$670,000	\$2,272,050	\$1,602,050
Site Improvements											
Water service	Municipal	Upgrade from High School new service entrance		1	allowance	\$20,000	\$20,000	\$20,000	\$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			1	allowance	\$50,000	\$50,000				
Subtotal								\$20,000	\$20,000	\$20,000	\$0
Other											
Asbestos and Haz-Mat abatement											
Kitchen equipment	Most kitchen equipment is at the end of it useful life.										
Dishwasher	Appears to be at thend of its useful life.				allowance		\$0		\$0	\$0	
Cooking Hood	Not large enough and no fire spression.			1	allowance	\$15,000	\$15,000		\$15,000	\$15,000	

DW Hood	None currently			1	allowance	\$10,000	\$10,000		\$10,000	\$10,000	
Oven		New 2 compartment		1	allowance	\$11,000	\$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	\$25,000	
tables equipment and misc	Quality varies and a full survey is needed.			1	allowance	\$10,000	\$10,000		\$10,000	\$10,000	
Range				1	allowance	\$3,500	\$3,500		\$3,500	\$3,500	
cut and patch	Areas containing electrical and mechancial are concelased	Repai areas opened up during construction.				\$100,000					
Subtotal								\$0	\$74,500	\$74,500	\$0
Construction Total								\$2,340,160	\$3,616,513	\$5,190,133	\$1,573,620
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	\$0
					contract amt	6%	\$0	\$140,410	\$216,991	\$311,408	\$94,417
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	\$620,142	\$904,128	\$1,297,533	\$393,405
Subtotal								\$760,552	\$1,121,119	\$1,608,941	\$487,822
Project Total								\$3,100,712	\$4,737,632	\$6,799,074	\$2,061,442
project total from High School above								\$3,731,913	\$4,676,340	\$5,214,184	\$537,844
Combined Project Total								\$6,832,625	\$9,413,972	\$12,013,258	

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