

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

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		\$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		\$25,000
Drinking fountains				3	fixture	\$4,500	\$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
		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		\$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		\$80,000
Classroom sinks	Science and art sinks not accessible	Create new accessible sink		2	fixture	\$3,000	\$6,000	\$6,000		\$6,000
Elevator	No elevator	Provide elevator in existing High School		1	allowance	\$250,000	\$250,000	\$250,000		\$250,000
	Subtotal							\$471,000	\$0	\$534,000
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	\$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	\$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
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	\$8,000	\$8,000
	Subtotal							\$15,000	\$15,000	\$360,000
Electrical										
Distribution		Replace distribution and all older panels		1	allowance	\$95,000	\$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
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
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		37,429	square foot	\$5	\$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
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
Fire lane and exit path	No access path from multi purpose exit	add 5' access path		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		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.		1	allowance	\$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
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		\$523,160
Air conditioning	Currently no AC	Add to offices			square foot	\$10				
	Subtotal							\$923,530	\$0	\$923,530

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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		\$183,106
Painting	Currently painted plaster and gypsum board.	Repaint all walls		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.			26,158	square foot	\$5	\$130,790	\$130,790		\$130,790
							\$0			
Hot water heater		Replace hot water heater.		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		
							\$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							\$237,790	\$7,000	\$147,790
Security										
Reception location	Reception area is not secure and has no vestibule	See vestibule above. 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		\$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							\$52,000	\$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.		1,175	square foot	\$180	\$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			\$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			\$30,000
Classrooms	Possibly Home Ec move to Middle school which will free up one space			0			\$0			\$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	\$0	\$1,757,325
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		\$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
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							\$199,300	\$0	\$209,300
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								\$2,557,271	\$36,400	\$5,478,504
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	\$178,636	\$2,184	\$353,910
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	\$788,977	\$9,100	\$1,369,626
	Subtotal							\$1,387,613	\$11,284	\$2,143,536
Project Total								\$9,944,884	\$47,684	\$7,622,040

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