

Town of Easton CT
Board of Finance – Regular Meeting Minutes

Date/Time: Tuesday October 3, 2023 – 7:00 pm

Location: Easton Senior Center, 650 Morehouse Road; also on Zoom

Recording: <https://vimeo.com/showcase/easton-board-of-finance>

Attendees: Members in person: Art Laske, Andy Kachele, Ira Kaplan, Jackie Kaufman, Paul Skrtich, Michael Kot
Alternates in person: Michael Gutowski, Maureen Williams, Gregg Saunders

Absentees: None

Guests: Christine Calvert, Treasurer and Finance Director
Dave Bindelglass, First Selectman
Kristi Sogofsky, Board of Selectmen
Bill Andrews, EMS Planning and Building Committee Chair
Jon Arnold, EMS Chief
Robert Klem, Fire Chief
John Foley and Wendy Bowditch, EMS Planning and Building Committee

Call to Order: By Chair Art Laske at 7:04 pm

Motion to appoint alternate Maureen in place of Jackie until Jackie arrives, by Ira/Andy. Result: passes 5-0.
Jackie arrives 7:25.

1. (Agenda item #1) Discuss and approve the meeting minutes of September 5, 2023.
Motion to approve minutes, by Paul/Maureen. Result: passes 5-0-1 (Mike K abstains).
2. Discussion and update from the EMS Planning and Building Committee Chairman Bill Andrews. (7:05)
Art reviews history of process, turns over to Bill for presentation, including slideshow on screen. Bill discusses costs of different options, estimates from Turner Construction, and the decision to stay on current property and renovate. There is letter of intent for purchase of small plot of land adjacent to EMS property, allowing safer garage entry and exit. Bill explains how operations would work on temporary basis during construction, using trailer. Explains that initial design allows for two ambulances but has flexibility to expand for third in future if needed. Adjacent plot assessed at \$130,000 and purchase would not require town meeting since it would be under threshold. Total cost, per slides, is \$3,718,000.

Andy questions if cost per sq ft should be lower, and raises four specific concerns. (a) Building front is on state property, and we should ensure we have permission for renovation work on it. (b) Well water requirements need to be satisfied. (c) Septic system requirements need to be satisfied. (d) Environmental testing must be done.

Bill and John discuss (a), will address with Justin Giorlando and others. John, Jon, Wendy, Dave discuss (c) and how that will be addressed. Dave notes re (d) that Phase 1 environmental testing was done around 2000-2002, expects no problem but agrees with Mike K on need for Phase 2 testing.

Paul, Andy, Art discuss usage of ARPA Funds. Bill, John, Art, Jackie discuss costs based on construction being considered commercial, or residential, or satisfying code related to health and safety facilities. Ira asks Bill about biggest remaining concerns, and he lists three: finding appropriate architect, maintaining operations during transition, and duration of construction. Bill discusses timeline, seeking town approval

simultaneously with annual budget vote. Andy warns about asking for Request for Qualifications not Request for Proposal. Art suggests that at November BOF meeting, EMS can request funding to hire architect. Art notes that in addition to ARPA funds (Handout from Chris shows \$2,092,922.92 is available, though net of other approved expenses the total is \$1,946,365.34.), the EMS "Association" (Easton Volunteer Medical Service, Inc.) has its own funds to contribute. John suggests hiring of general contractor, not construction manager.

Dave says upcoming BOS meeting will discuss renovation proposal, and in response to question from Jackie says information will be posted on website. Paul expresses that project is still too expensive. Mike K echoes Andy's concerns about state and environmental testing. Ira notes recommendations from ESCI report, and urges making the contractual relationship between EMS and the town explicit, rather than an implicit understanding. Paul agrees that should be a priority.

Motion to add agenda item 2a Discuss creation of Capital Project Fund for EMS building construction project, by Andy/Paul. Result: passes 6-0. (8:26)

- 2a. Discuss creation of Capital Project Fund for EMS building construction project.

Motion to create Capital Project Fund for EMS facility construction, by Andy/Paul. Result: passes 6-0.

Motion to approve special appropriation of \$20,000 from Undesignated Fund Balance to EMS Capital Project Fund, by Andy/Mike K. Result: passes 5-0-1 (Paul abstains).

Andy notes that the EMS Association may contribute to the EMS capital project fund. Art and Andy discuss that when Committee seeks architect funding in November, BOF can approve allocation of ARPA funds without town meeting and without \$20,000 limit applicable to UFB appropriation.

3. Discuss and approve the budget calendar for 2024-2025. (8:33)

Motion to accept budget calendar as submitted, by Jackie/Andy. Result: passes 6-0.

4. Discuss and approve the meeting calendar for 2024.

Kristi notes schools are closed 1/2/24. July 4th is Thursday, and that week will likely be popular vacation week. There is consensus to move meetings from January 2 and July 2 to January 9 and July 9.

Motion to approve the meeting calendar as amended, by Jackie/Paul. Result: passes 6-0.

5. Treasurer's Report. (8:41)

Chris reports we still do not know how much will be returned from Easton BOE. Paul notes the report still shows the 6/30/2022 Undesignated Fund Balance, and asks when the UFB will be updated. Chris says they are still closing the 6/30/2023 fiscal year numbers, but she will work on UFB for November meeting.

6. Discuss and possible action on Munis Financial Report for appropriations and revenue presented by the Finance Director. (8:43)

Andy, Chris, Paul, Gregg discuss redefining line items for fire truck Capital Project Fund, the benefits of doing so, income vs. liability items, and subaccounts. No action taken.

Mike K asks about the amount in the Tax Collector line, and Chris says she does not have all revenue sheets yet.

7. Motion to adjourn by Mike K/Paul. Result: passes 6-0 at 8:50.

Next regular meeting Tuesday, November 14, 2023.

Submitted 10/5/23 by Ira Kaplan, BOF Clerk

Town of Easton

Board of Finance

Budget Calendar 2024/2025

To: Town Departments

Subject: **Budget Guide - Calendar 2024/2025**

January 8	Issue budget forms and instructions to Departments
January 8 – January 31	Departments: 1) prepare budget requests 2) review requests with the First Selectman
January 31	Departments: return signed forms to Finance Director for summarization
February 23	Finance Director returns all Departments' budget requests to the Board of Finance
March 5 Regular mtg. March 6, 7, 12, 13	Board of Finance will analyze and investigate estimates and hold budget discussions with Department Heads, Boards and Commissions. Meetings to be held at 7:00 P.M.
March 25 (Monday) SSES Cafetorium	Public hearing on budget 7:00pm
March 26,27 April 2 (reg meeting)	Revise budget requests and prepare final recommendations for preparation acceptance of budget document. Meetings at 7 p.m.
April 17	Submit budget for the April 19, 2023 newspaper publication.
April 29 (Monday) SSES Cafetorium	Tentative Annual Town Meeting (budget adoption) 7:00pm
May 7	Referendum next day after Regional 9 Budget meeting of May 6(tentative)

All meetings will be at the Senior Center - unless so noted above.

Town of Easton Board of Finance
Schedule of Regular Meeting Dates - 2024

7:00 p.m.

Regular Meeting Location - Easton Senior Center

All meetings are the first Tuesday of each month except January, July and November

January 9, 2024

February 6, 2024

March 5, 2024

April 2, 2024

May 7, 2024 8:00PM @ SSES

June 4, 2024

July 9, 2024

August 6, 2024

September 3, 2024

October 1, 2024

November 12, 2024

December 3, 2024

American Rescue Funds					
Account 91535000-5836					
	<u>Project Number</u>			<u>Expenses Approved</u>	<u>Expenses Dispersed</u>
6/22/2021		Funds Received	\$1,112,922.17		
8/11/2022		Funds Received	\$382,489.13		
10/4/2022		Remaining Funds	\$730,433.04		
9/8/2021		BOF Approved			
	1	Lucas Chest Compression		14,551.00	14,550.37
	2	Dry Hydrant Maintenance		75,000.00	
12/7/2021	3	Fire Gear		37,000.00	32,690.80
	4	ECSI Consultant		60,278.00	60,278.80
5/3/2022	5	Defibrillators for Fire Dept.		9,650.00	9,650.00
12/6/2022	6	Fire Gear		83,000.00	15,751.45
		To be brought to BOF			
		EMS Headquarters		\$1,946,365.34	
		Amount Available		\$ -	\$ 2,092,922.92

EMS BUILDING RENOVATION TIMELINE

October 3 rd	Present EMS building renovation concept to the BOF
October	Publish RFP for the architect (Due by 10/11)
November	RFPs with phase cost breakdown due back to Town of Easton
November	Architect selected by the EMS Building Committee
November	Presentation to the BOF for Architect funding
January	Detailed plans, specifications and renderings completed and bid ready
January	Construction bid published
February	Construction bids due
March	Bid winner selected and all other items budgeted for
March	Presentation to the BOF with detailed budget for overall project funding
Spring 2024	Town Meeting

Building Committee

Presentation to Board of Finance

October 3, 2023

Agenda

- Recap from last BOF meeting
- Respond to BOF information request
 - Various station scenarios and costs
 - Call data
 - Timeline
- Committee recommendations

Recap from 7/11/23 BOF

- Work must be prevailing wage
- Cost estimates were based on sq/ft = \$642
- Construction costs ranged \$5.2mm to \$6.8mm
- BOF identified challenges with that budget
- BOF sent email with request for information

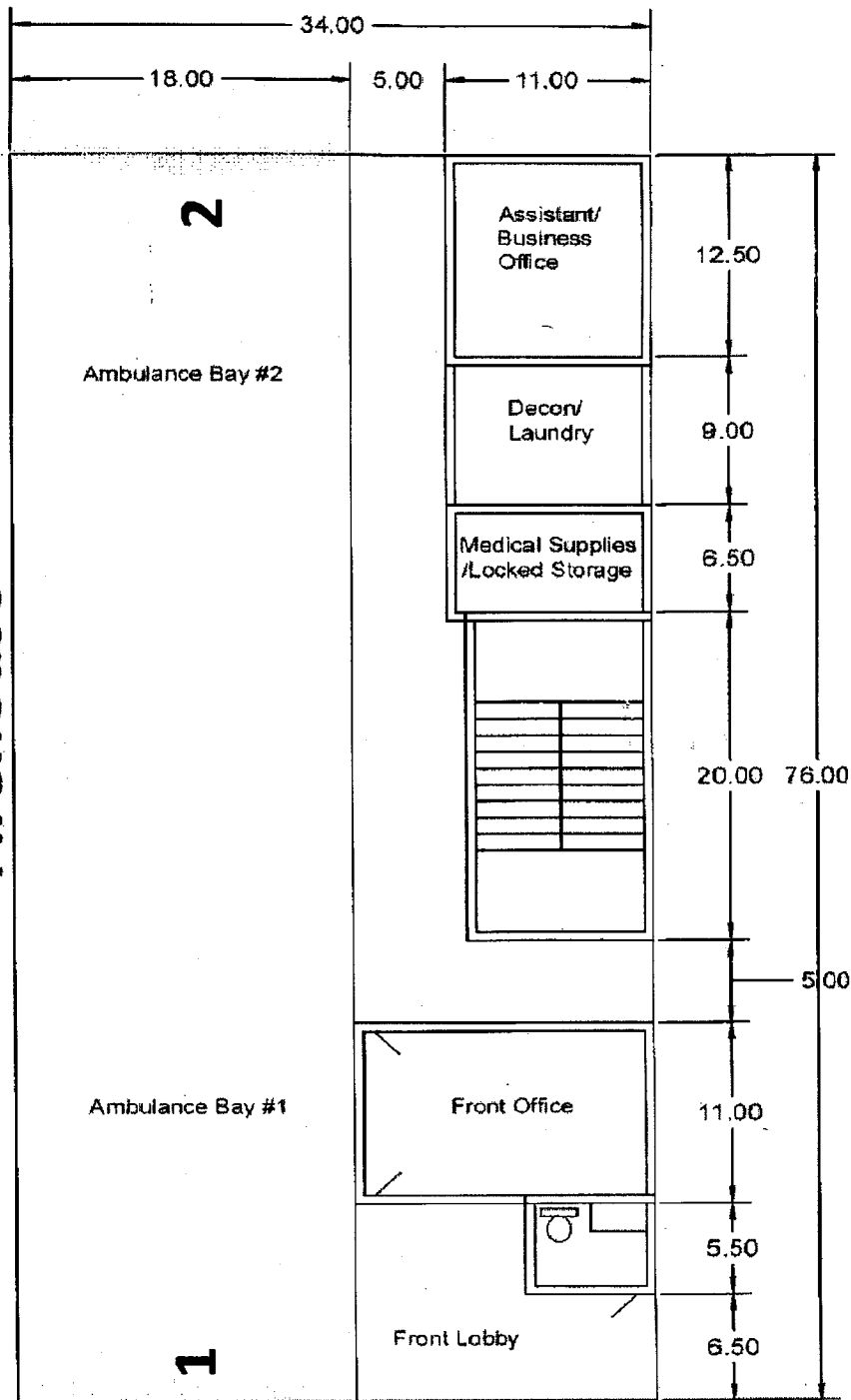
BOF Request: Costs/Options

- Consider three different addition to firehouse options
 - 2 garage doors (one in front one in back)
 - 3 garage doors (one in front two in back)
 - 4 garage doors (two in front two in back)
- Consider renovation of current EMS structure
- More detailed construction costs
 - Detailed costs
 - EMS renovation schematic
 - Unable to get renderings

Summary Information of Options

	Estimated Costs		
	Cost (\$mm)	Square Feet	Cost/SF
Firehouse Addition – 2 Garage Doors	\$4.2mm	7,660	\$551
Firehouse Addition – 3 Garage Doors	\$4.5mm	8,280	\$544
Firehouse Addition – 4 Garage Doors	\$5.4mm	10,400	\$522
EMS Renovation	\$3.7mm	6,055	\$614
Add # garage doors			

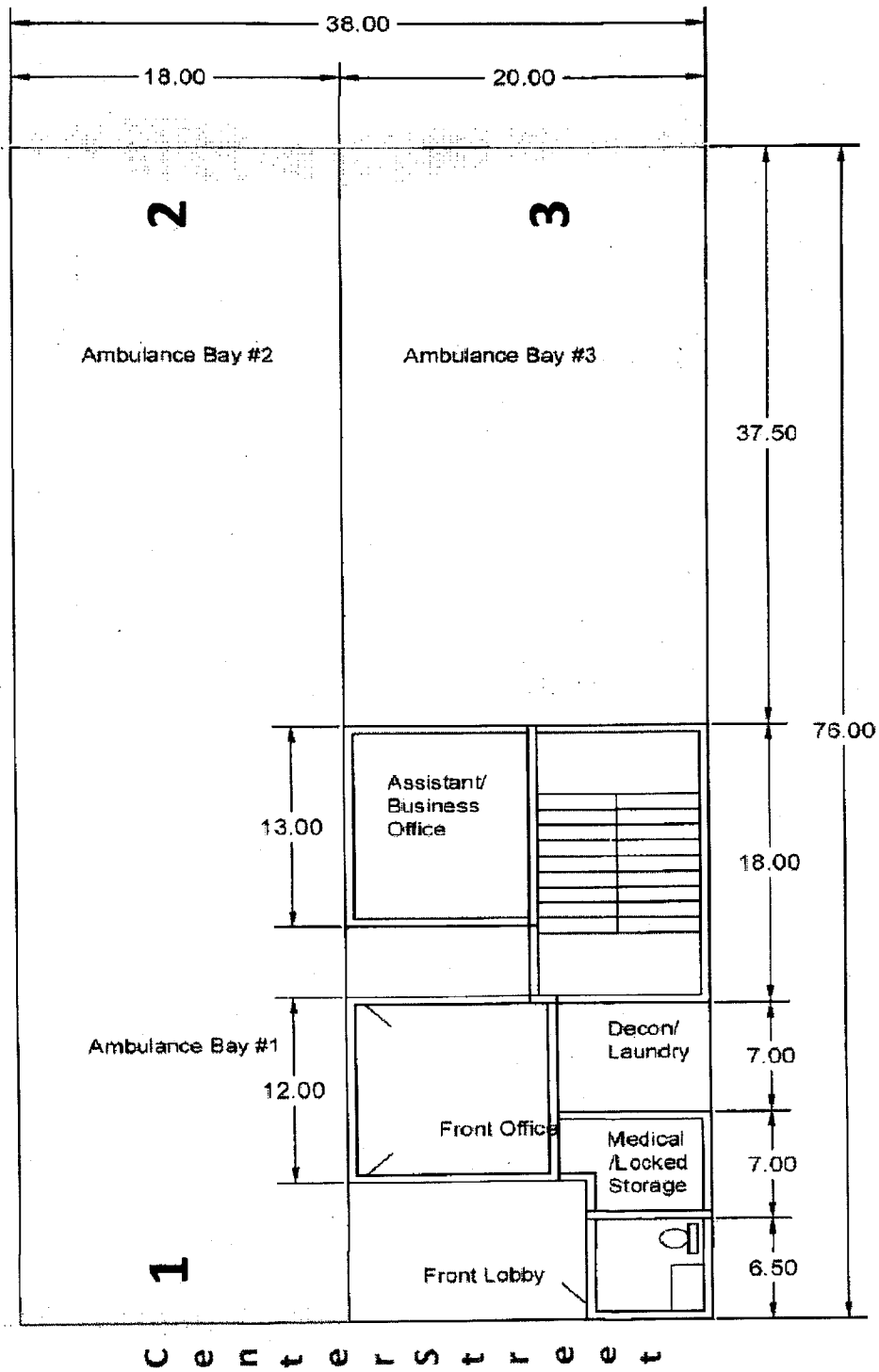
Firehouse



C e n t e r S t r e e t

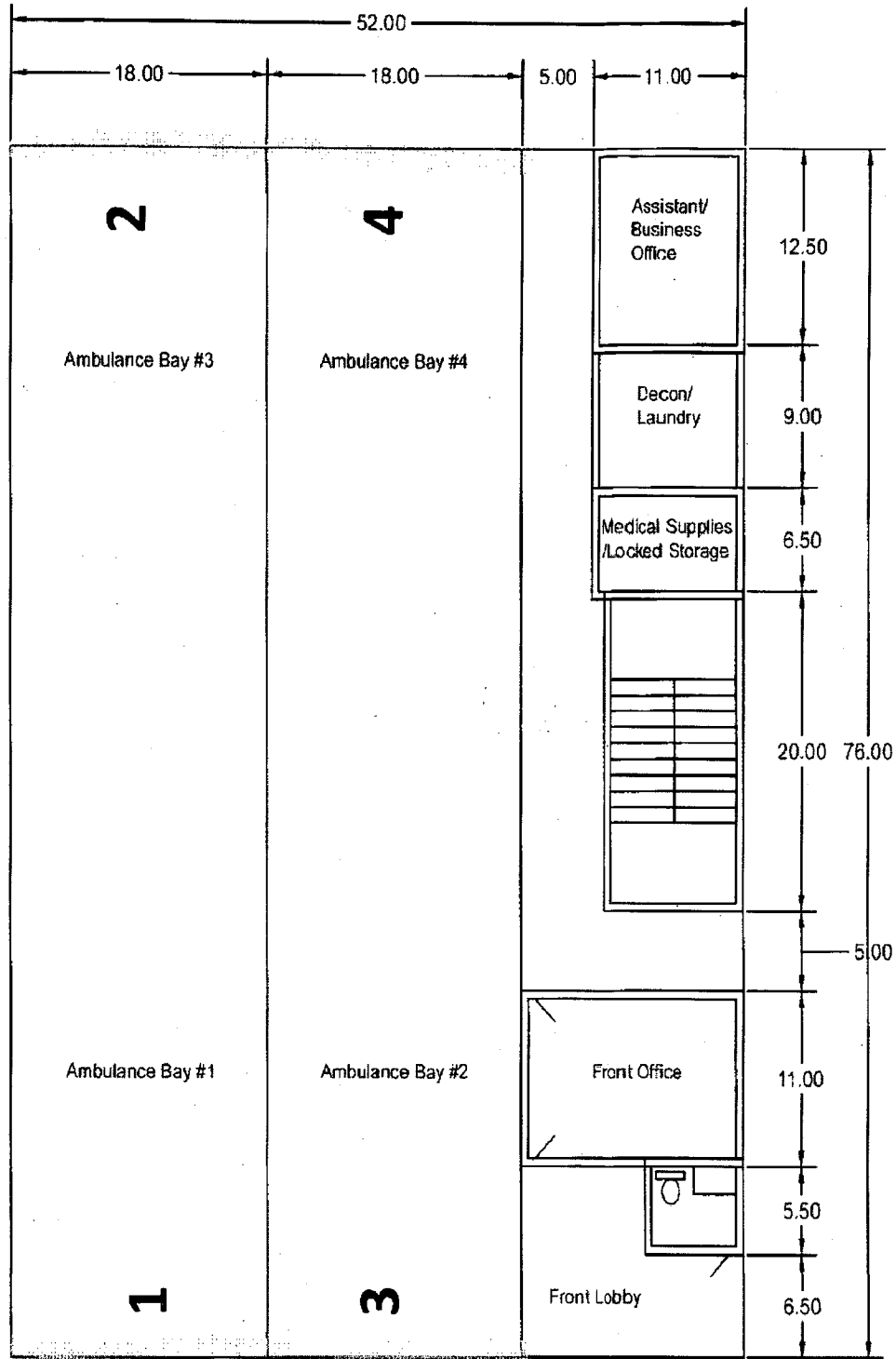
Firehouse 2 Garage Door Addition First Floor

Firehouse



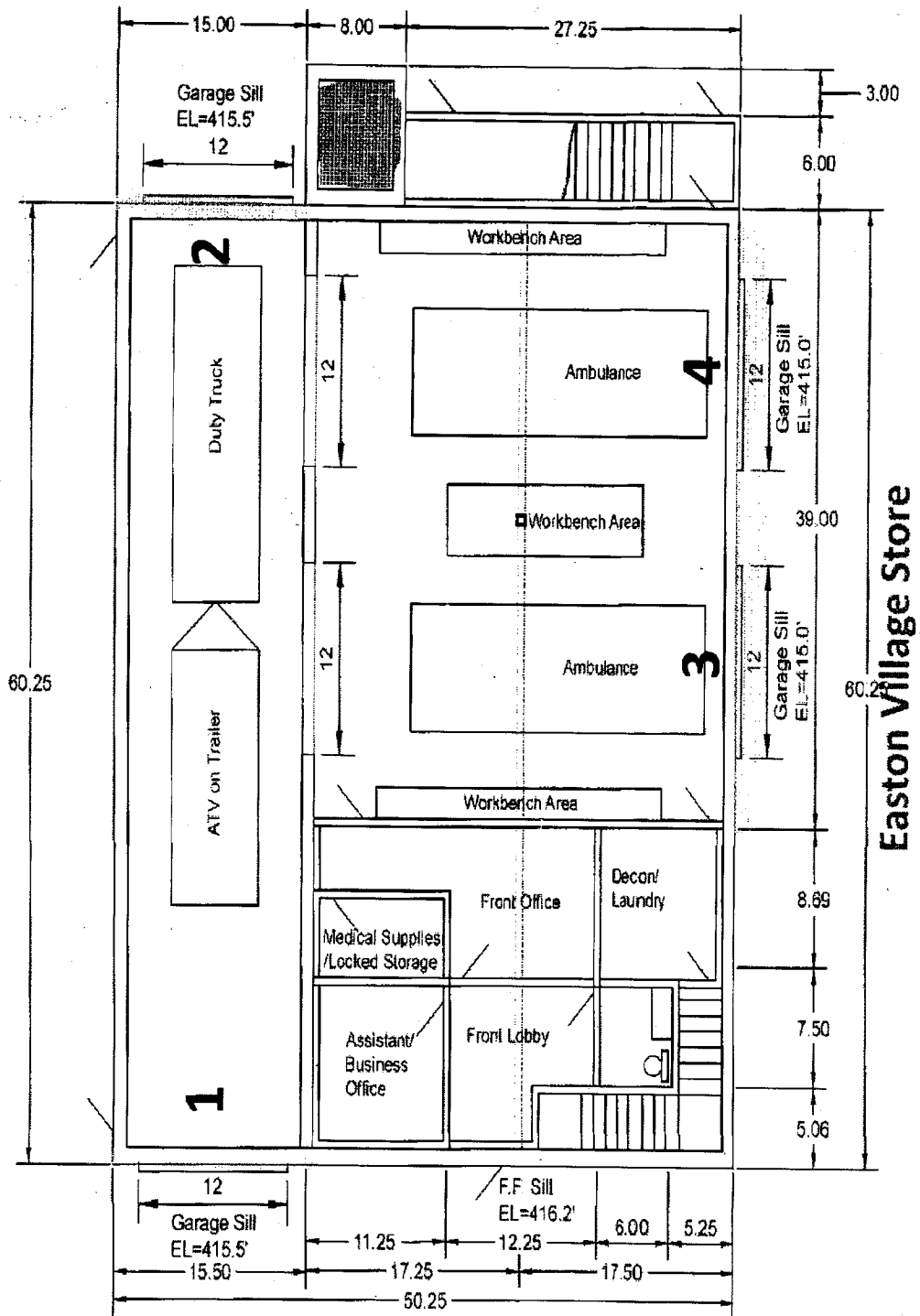
Firehouse 3 Garage Door Addition First Floor

Firehouse



C e n t e r S t r e e t

Firehouse 4 Garage Door Addition First Floor



EMS Renovation First Floor

**Sport Hill
Road**

**EMS
Renovation
Second
Floor**

Second Floor = ~3,000 Square Feet

- Administrative space
- Sleeping quarters
- Private bathroom
- Training space
- Kitchen
- Day room

EMS Renovation Talking Points

- Zoning – not changing footprint
- Land purchase – we have letter of intent
- Septic – more land provides improvement allow upgrade to septic
- Soil testing – soil testing will be performed
- Temporary EMS operations

Calls to EMS Paid, Volunteer & Mutual Aid

	Actual 2019	Actual 2020	Actual 2021	Actual 2022	YTD 8/2023	2023 Fcst
Total # calls responded by Paid Staff	282	220	250	300	165	248
Total # calls responded by Volunteers	219	236	321	290	131	197
Total # calls responded to by Easton EMS	501	456	571	590	296	445
Total # responded in Easton by Mutual Aid	56	55	19	38	63	94
Total # calls to Easton EMS	557	511	590	628	359	539

Calls to EMS

during Paid Staff Hours (55 hours per week)

	Actual 2019	Actual 2020	Actual 2021	Actual 2022	YTD 8/2023	2023 Fcst
# calls responded by Paid Staff	282	220	250	300	165	248
# calls responded to in Easton by Mutual Aid	2	4	-	-	3	4
Total # calls during Paid Staff Hours	284	224	250	300	168	252

Calls to EMS

during Volunteer Hours (113 hours per week)

	Actual 2019	Actual 2020	Actual 2021	Actual 2022	YTD 8/2023	2023 Fcst
# calls responded by EMS Volunteers	219	236	321	290	131	197
# calls responded to in Easton by Mutual Aid	54	51	19	38	60	90
Total # calls during Volunteer Hours	273	287	340	328	191	287
Total # calls to Easton EMS	557	511	590	628	359	539

calls to Easton EMS & Response Team

	Actual				Actual		YTD	
	2019	2020	2021	2022	2022	8/2023	2023 Fcst	
# calls in Easton responded by Easton EMS	485	445	466	457	457	238	358	
# calls in Easton responded by Mutual Aid	56	55	19	38	38	63	94	
# calls responded to in Easton	541	500	485	495	495	301	452	
# out of Easton calls responded by Easton EMS	16	11	105	133	133	58	87	
Total # calls to Easton EMS	557	511	590	628	628	359	539	

Proposed Project Timeline

October	November	January	February	March	Spring
Building Committee present to BOF	RFP with phased \$ returned	Receive detailed plans, specs and renderings	Construction bids due	Bid winner announced	Town Meeting
Issue RFP for project architect	Building Committee selects architect	Construction bid published		Building Committee presents to BOF for approval	
	Request architect funding				

EMS Building Recommendation

- EMS Building Renovation Project = \$3.7mm

Appendix

	Renovation		2 Bay		3 Bay		4 Bay	
	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF
Construction Work	\$1,910,000	\$315	\$2,376,000	\$310	\$2,542,000	\$307	\$3,082,000	\$296
Site Work	\$320,000	\$53	\$246,000	\$32	\$257,000	\$31	\$291,000	\$28
Escalation & Contingency	\$470,000	\$78	\$551,000	\$72	\$588,000	\$71	\$711,000	\$68
Insurance & Bonding	\$41,000	\$7	\$49,000	\$6	\$50,000	\$6	\$57,000	\$5
Construction Mgmt Costs	\$253,000	\$42	\$296,000	\$39	\$315,000	\$38	\$380,000	\$37
Other Soft Costs	\$599,000	\$99	\$703,600	\$92	\$750,400	\$91	\$904,200	\$87
	\$3,593,000	\$593	\$4,221,600	\$551	\$4,502,400	\$544	\$5,425,200	\$522
% greater than renovation			17.5%		25.3%		51.0%	
Cost of Land	\$125,000	\$21						
Total	\$3,718,000	\$614						

Easton EMS Renovations & Additions
 Easton, Ct
 Town of Easton
 Conceptual Estimate

Estimate Date: 8/17/2023
 Design Documents Date: NA
 GSF: 6,055
 Revision: 00

EXECUTIVE SUMMARY

Construction Cost Estimate:

Total Cost Estimate

Building	Target Start Date			
Renovation of Existing Facility	8/1/2024	6,055 gsf	\$440	\$2,667,000

Subtotal Building Cost Estimate:	6,055 gsf	\$440	\$2,667,000
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Sitework

Subtotal Sitework:	25,590 ssf	\$12	\$327,000
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Total Construction Cost Estimate:

\$2,994,000

Alternates for Renovated Facility

1 Fire Protection System Alternate	6,055 gsf	\$9.25	\$56,000
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Other "Soft" Costs

\$2,994,000	\$	20%	\$599,000
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Architectural/Engineering Fees	<< included above >>
Attorney Fees	<< included above >>
Reimbursable Expense Budget	<< included above >>
Special Inspections	<< included above >>
Surveys / Geotechnical Allowance/ Traffic Study/ Civil	<< included above >>
Material Testing (Independent Lab)	<< included above >>
Equipment: Computer / Software/ Emergency Call Equipment/ Radios/ Etc.	<< included above >>
Furniture	<< included above >>
Builder's Risk Insurance	<< included above >>
Utility Company Charges	<< included above >>
Owner Administrative Costs	<< included above >>
Moving Cost	<< included above >>
Project Contingency	<< included above >>

Subtotal Soft Costs:	6,055 gsf	\$98.92	\$599,000
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Total Project Cost Estimate:

\$3,593,000

Turner

Easton EMS Renovations & Additions
Easton, CT
Town of Easton
Conceptual Estimate

Estimate Date: 8/17/2023
Design Documents Date: NA
GSF: 6,095
Revision: 00

ESTIMATE SUMMARY BY AREA									
UNIFORMAT CLASSIFICATION		Renovation of Existing Facility		Siterwork		TOTAL			
		Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF	Cost	Cost/SF
A10-A90	Excavation, Foundations, SOG	\$40,000	\$6.61			\$40,000	\$6.61		
B10	Superstructure	\$102,000	\$16.85			\$102,000	\$16.85		
B20	Exterior Vertical Closure	\$305,000	\$50.37			\$305,000	\$50.37		
B30	Exterior Horizontal Closure	\$88,000	\$14.53			\$88,000	\$14.53		
C10 & C20	Interior Construction & Finishes	\$335,000	\$55.33			\$335,000	\$55.33		
D10	Conveying	\$158,000	\$26.09			\$158,000	\$26.09		
D20	Plumbing	\$159,000	\$26.26			\$159,000	\$26.26		
D30, D80	HVAC & Integrated Automation	\$324,000	\$53.51			\$324,000	\$53.51		
D40	Fire Protection	\$1,000	\$0.17			\$1,000	\$0.17		
D50 to D70	Electrical, Comm, Access Control/Alarm	\$200,000	\$33.03			\$200,000	\$33.03		
E10, E20, F10	Equipment & Furnishings	\$90,000	\$14.86			\$90,000	\$14.86		
F20 & F30	Facility Remediation & Demolition	\$108,000	\$17.84			\$108,000	\$17.84		
	SITework			\$0		\$0			
G10	Site Preparation			\$27,000	\$1.02	\$27,000	\$1.02		
G20	Site Improvements			\$85,000	\$3.21	\$85,000	\$3.21		
G30	Liquid and Gas Site Utilities			\$102,000	\$3.85	\$102,000	\$3.85		
G40	Electrical Site Improvements			\$30,000	\$1.13	\$30,000	\$1.13		
G50	Site Communications			\$0		\$0			
G90	Misc Site Construction			\$0		\$0			
Z10	General Requirements	\$76,000	\$12.55			\$76,000	\$12.55		
SUBTOTAL		\$1,986,000	\$328	\$244,000	\$9	\$2,230,000	\$368		
Escalation and Contingency									
Design Contingency		\$198,000		\$24,000		\$223,000			
Escalation		\$105,000		\$13,000		\$118,000			
Phasing Premium		\$0		\$0		\$0			
Construction Contingency		\$115,000		\$14,000		\$129,000			
Building Permit		\$0		\$0		\$0			
Insurance and Bonding									
Subcontractor Default Insurance		\$0		\$0		\$0			
Professional Liability and Pollution Liabli		\$3,000		\$0		\$3,000			
General Liability Insurance		\$34,000		\$4,000		\$38,000			
Contractor Controlled Insurance Program		\$0		\$0		\$0			
Payment and Performance Bond		\$0		\$0		\$0			
SUBTOTAL - DIRECT COSTS		\$2,442,000	\$403	\$299,000	\$11	\$2,741,000	\$453		
CM Services									
Preconstruction Services		\$0		\$0		\$0			
Construction Staff and Reimbursables		\$147,000		\$18,000		\$165,000			
CM Fee		\$78,000		\$10,000		\$88,000			
ESTIMATE TOTAL		\$2,667,000	\$440	\$327,000	\$12	\$2,994,000	\$494		

Turner

ESTIMATE DETAIL					
ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL

A10-A90 Excavation, Foundations, SOG

Renovation of Existing Facility

Foundations					0
Footing Work for Structure @ New Bay	1,090	sfslab	15.00		16,350
Subtotal Foundations:	6,055	gsf	2.64	16,000	
Subgrade Enclosures					0
Infill Lower Level - Flowable Fill, Etc.	100	cuyd	75.00		7,500
Subtotal Subgrade Enclosures:	6,055	gsf	1.32	8,000	
Slabs on Grade					0
New Slab Work @ Vehicle Bay	1,090	sqft	10.00		10,900
Subtotal Slabs on Grade:	6,055	gsf	1.82	11,000	
Water and Gas Mitigation					0
Vapor Barrier, Drainage Under New Slab	1,090	sqft	5.00		5,450
Subtotal Water and Gas Mitigation:	6,055	gsf	0.83	5,000	
Subtotal Renovation of Existing Facility:	6,055	gsf	6.61	40,000	
Total A10-A90 Excavation, Foundations, SOG	6,055	gsf	6.61	40,000	

B10 Superstructure

Renovation of Existing Facility

Floor Construction					0
New Second Level Framing - Framing, Plywoc	3,028	sfflr	20.00		60,551
Subtotal Floor Construction:	6,055	gsf	10.07	61,000	
Roof Construction					0
Supplemental Roof Framing, Blocking	3,028	sfroof	5.00		15,138
AHU Support in Attic Space	1	ls	5,000.00		5,000
Temp Protection, Fall Protection	3,028	sfroof	0.50		1,514
Subtotal Roof Construction:	6,055	gsf	3.63	22,000	
Stairs					0
New Stairs - Main	1	flight	15,000		15,000
Secondary, Emergency - Code Upgrade	1	flight	5,000		5,000
Subtotal Stairs:	6,055	gsf	3.30	20,000	
Subtotal Renovation of Existing Facility:	6,055	gsf	16.85	102,000	
Total B10 Superstructure	6,055	gsf	16.85	102,000	

B20 Exterior Vertical Closure

Renovation of Existing Facility

Exterior Wall Veneer					0
New Siding, Sheathing, Vapor Barrier, Etc.	4,862	sfw	26.00		126,412
Misc. Framing Revisions	4,862	sfw	5.00		24,310
Batt Insulation in Framing	4,862	sfw	5.00		24,310
Trim, Flashings, Etc.	4,862	sfw	5.00		24,310
Temp Protection, Safety	4,862	sfw	0.50		2,431
Subtotal Exterior Wall Veneer :	4,862	sfw	41.55	202,000	
	6,055	gsf	33.36		
Exterior Windows					0

ESTIMATE DETAIL						
ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL	REMARKS
Replace Windows - Furnish, Install	22	locs	1,000		22,000	
Trim, Sills, Etc.	22	locs	375.00		8,250	
Subtotal Exterior Windows:	264	sff	113.64	30,000		
	6,055	gsf	4.95			
Exterior Doors and Grilles					0	
New Exterior Entry Doors - Single	4	ea	3,000		12,000	
Overhead Doors	2	ea	17,500		35,000	
OH Door Supports, Framing	6	ea	3,500		21,000	
Subtotal Exterior Doors and Grilles:	6	ea	11,333	68,000		
	6,055	gsf	11.23			
Exterior Louvers and Vents					0	
Misc. Louvers, Vents, Etc.	4,862	sff	0.50		2,431	
Subtotal Exterior Louvers and Vents:	6,055	gsf	0.33	2,000		
Exterior Wall Appurtenances					0	
Signage, Etc.	1	ls	2,500		2,500	
Subtotal Exterior Wall Appurtenances:	4,862	sff	0.62	3,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	50.37	305,000		
	4,940	sff	61.74			
	0.82	ewr				
Total B20 Exterior Vertical Closure	6,055	gsf	50.37	305,000		

B30 Exterior Horizontal Closure

Renovation of Existing Facility

Roofing

New Roofing, Vapor Barrier, Etc.	3,630	sff	12.00		43,560	
Sheathing Replacement, Framing Repair	3,630	sff	7.00		25,410	
Batt Insulation in Rafters/ Attic	3,025	sff	4.00		12,100	
Temp Roofing, Protection	3,630	sff	0.50		1,815	
Subtotal Roofing:	3,630	sff	22.87	83,000		
	6,055	gsf	13.71			

Roof Appurtenances

Gutters, Downspouts	212	lft	25.00		5,300	
Subtotal Roof Appurtenances:	3,630	sff	1.38	5,000		
	6,055	gsf	0.83			
Subtotal Renovation of Existing Facility:	6,055	gsf	14.53	88,000		

Total B30 Exterior Horizontal Closure **6,055 gsf** **14.53** **88,000**

C10 & C20 Interior Construction & Finishes

Renovation of Existing Facility

Interior Partitions

New Partitions - Standard	400	lft	150.00		60,000	
New Partitions - Rated	161	lft	160.00		25,760	
Cut New Openings in CMU Wall	2	locs	2,500.00		5,000	stair and corridor
Misc. Furring, Trim, Etc.	90,760	\$\$	10%		9,076	CMU
Subtotal Interior Partitions:	563	lft	177.62	100,000		
	6,055	gsf	16.51			
	0.09	lf/gsf				

Interior Windows

Glass @ Front Office	2	ea	1,500.00		3,000	
Subtotal Interior Windows:	6,055	gsf	0.50	3,000		

Interior Doors, Grilles and Gates

Interior Doors	28	ea	3,000		84,000	
Subtotal Interior Doors, Grilles and Gates:	6,055	gsf	13.87	84,000		

Easton EMS Renovations & Additions

Easton, Ct
Town of Easton
Conceptual Estimate

Estimate Date: 8/17/2023
Design Documents Date: NA
GSF: 6,055
Revision: 00

ESTIMATE DETAIL

ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL	REMARKS
Wall Finishes & Fabrications					0	
Painted Walls	8,867	sffw	1.50		13,301	
Tile @ Walls	832	sffw	15.00		12,480	toilet rms
Subtotal Wall Finishes & Fabrications:	6,055	gsf	4.29	26,000		
Flooring					0	
Carpet	3,065	sfflr	6.11		18,728	offices
Vinyl	530	sfflr	8.00		4,240	storage, corridors
Rubber Flooring	300	sfflr	15.00		4,500	stairs
Tile	194	sfflr	15.00		2,910	toilet rms
Sealed Concrete	1,967	sfflr	3.00		5,900	new and old garages
Subtotal Flooring:	6,055	sfflr	5.95	36,000		
	6,055	gsf	5.95			
Ceiling Finishes					0	
ACT	3,789	sfceil	12.00		45,464	
Gyp Board @ Bays	1,967	sfceil	17.00		33,431	
Painted Gyp	1,967	sfceil	1.50		2,950	
Gyp @ Stairs	300	sfceil	15.00		4,500	
Subtotal Ceiling Finishes:	6,055	sfceil	14.20	86,000		
	6,055	gsf	14.20			
Subtotal Renovation of Existing Facility:	6,055	gsf	55.33	335,000		
Total C10 & C20 Interior Construction & Finishes	6,055	gsf	55.33	335,000		

D10 Conveying
Renovation of Existing Facility
Vertical Conveying Systems

Elevator Pit	<< alternate >>				0	
Excavation and Backfill	1	ls	15,000		15,000	
Shaft @ Exterior Wall - CMU	1	ls	7,500		7,500	
Painted	600	sffw	18.00		10,800	
Elevator - 2 Stop Holeless Hydraulic	600	sffw	2.00		1,200	
Roofing, Louvers, Vent, Etc.	1	ea	100,000		100,000	
Machine Room	64	sffroof	100.00		6,400	
Power & Lights	1	ls	5,000		5,000	
Shaft Ventilation	1	ls	5,000		5,000	
T/D, Fire Alarm	1	ls	5,000		5,000	
Subtotal Vertical Conveying Systems:	2	stop	79,000	158,000		
	6,055	gsf	26.09			
Subtotal Renovation of Existing Facility:	6,055	gsf	26.09	158,000		

Total D10 Conveying

6,055 gsf 26.09 158,000

D20 Plumbing
Renovation of Existing Facility
Domestic Water Distribution

Water Service					0	
Well	1	ls	5,000		5,000	
Hot Water Heater, Etc.	1	ls	20,000		20,000	
Hot Water, Cold Water Distribution	1	ls	7,500		7,500	
Fixtures	6,055	sqft	2.00		12,110	
Toilets			0.00		0	
Sinks	5	ea	2,000		10,000	
Showers	7	ea	2,500		17,500	
Misc. Sinks, Laundry, Hose Bibbs, Etc.	3	ea	1,500		4,500	
Temp Plumbing	6	ea	2,500		15,000	
	6,055	sqft	0.50		3,028	

ESTIMATE DETAIL

ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL	REMARKS
Plumbing GR's	6,055	sqft	0.50		3,028	
Subtotal Domestic Water Distribution:	6,055	gsf	16.18	98,000		
Sanitary Drainage					0	
Septic	<< w/ sitework >>				0	
Underslab	250	lnft	75.00		18,750	
Drains @ Bay	6	ea	500.00		3,000	
Drains @ Toilet Rms	2	ea	500.00		1,000	
Grease/ Oil Separator	1	ea	5,000		5,000	
Sanitary - Above Grade	325	lnft	60.00		19,500	
Vent	290	lnft	50.00		14,500	
Subtotal Sanitary Drainage:	6,055	gsf	10.24	62,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	26.26	159,000		
Total D20 Plumbing	6,055	gsf	26.26	159,000		

D30, D80 HVAC & Integrated Automation

Renovation of Existing Facility						
Heating Systems					0	
Boilers, Pumps, Etc.	1	ls	15,000		15,000	
Hot Water Heating, Base Board	4,089	sqft	5.00		20,443	
Subtotal Heating Systems:	6,055	gsf	5.78	35,000		
Cooling Systems					0	
Split Systems	3	ea	26,400		79,200	
Set Install Split System, Condenser	3	ea	6,500		19,500	
Piping, Etc.	900	lnft	35.00		31,500	
Subtotal Cooling Systems:	6,055	gsf	21.47	130,000		
Facility HVAC Distribution Systems					0	
Ductwork, GRDs, Etc.	4,541	lbs	25.00		113,534	
Subtotal Facility HVAC Distribution Systems:	6,055	gsf	18.83	114,000		
Ventilation					0	
Garage Exhaust	1,967	sqft	2.00		3,933	
Building Exhaust - Toilet Rms, Etc.	4,089	sqft	1.00		4,089	
Subtotal Ventilation:	6,055	gsf	1.32	8,000		
Integrated Automation					0	
Controls, BMS	6,055	sqft	6.00		36,331	
Subtotal Integrated Automation:	6,055	gsf	5.95	36,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	53.51	324,000		
Total D30, D80 HVAC & Integrated Automation	6,055	gsf	53.51	324,000		

D40 Fire Protection

Renovation of Existing Facility						
Fire Protection Specialties					0	
Fire Extinguishers, Cabinets, Etc.	6,055	sqft	0.20		1,211	
Subtotal Fire Protection Specialties:	6,055	gsf	0.17	1,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	0.17	1,000		
Total D40 Fire Protection	6,055	gsf	0.17	1,000		

ESTIMATE DETAIL

ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL	REMARKS
D50 to D70 Electrical, Comm, Access Control/Alarm						
Renovation of Existing Facility						
Power Generation, Service & Distribution					0	
Power Service	<< existing to remain >>				0	
Generator, Emergency Panels	<< existing to remain >>				0	
Move, Relocate Existing Panels, Etc.	40 hrs		150.00		6,000	
Refeed if Required	<< w/ above >>				0	
New Panels, Distribution	6,055 sqft		2.00		12,110	
Subtotal Power Generation, Service & Distribution:	6,055	gsf	2.97	18,000		
General Purpose Electrical Power					0	
Outlets, GFI's, Etc.	6,055 sqft		5.00		30,276	
Equipment Power - Water Heater, AC, etc.	6,055 sqft		1.00		6,055	
Subtotal General Purpose Electrical Power:	6,055	gsf	5.95	36,000		
Lighting					0	
Fixtures	6,055 sqft		10.00		60,551	
Install	6,055 sqft		4.00		24,221	
Switching	6,055 sqft		2.00		12,110	
Subtotal Lighting:	6,055	gsf	16.02	97,000		
Data & Voice Comm and AV					0	
Call System	<< existing to remain >>				0	
New Phone, Voice, Data	6,055 sqft		2.00		12,110	
Intercom, PA	6,055 sqft		1.00		6,055	
Subtotal Data & Voice Comm and AV:	6,055	gsf	2.97	18,000		
Access Control, Electronic Surveillance					0	
Security - Cameras, Card Readers, Monitors	6,055 sqft		1.00		6,055	
Subtotal Access Control, Electronic Surveillance:	6,055	gsf	0.99	6,000		
Detection and Alarm					0	
Fire Alarm	6,055 sqft		4.00		24,221	
Subtotal Detection and Alarm:	6,055	gsf	3.96	24,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	33.03	200,000		
D50 to D70 Electrical, Comm, Access Control/Alarm	6,055	gsf	33.03	200,000		

E10, E20, F10 Equipment & Furnishings

Renovation of Existing Facility

Commercial Equipment						
Main Kitchen	1	ls	30,000		0	
Lockers	20	ea	500.00		10,000	appliances and cabinets
Subtotal Commercial Equipment:	6,055	gsf	6.61	40,000		appliances and cabinets
Residential Equipment						
Staff Kitchenette	1	ls	15,000		0	
Laundry	1	ls	10,000		15,000	appliances and cabinets
Subtotal Residential Equipment:	6,055	gsf	4.13	25,000		appliances and cabinets
Fixed Furnishings						
Casework, Shelving, Etc.	6,055	sfollow	4.13		0	
Subtotal Fixed Furnishings:	6,055	gsf	4.13	25,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	14.86	90,000		

ESTIMATE DETAIL

ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL	REMARKS
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Total E10, E20, F10 Equipment & Furnishings	6,055	gsf	14.86	90,000		
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F20 & F30 Facility Remediation & Demolition

Renovation of Existing Facility

Transport & Disposal of Haz. Mat'ls					0	
Abatement Allowance - VAT, Etc.	6,055	sfallow	4.13		25,000	
Subtotal Transport & Disposal of Haz. Mat'ls:	6,055	gsf	4.13	25,000		

Demolition					0	
Interior Demolition	6,055	sqft	8.00		48,441	
Exterior Demolition	6,055	sqft	2.00		12,110	
Shoring, Etc. for Floor, Roof	1	ls	10,000		10,000	
Cut, Cap MEPs			0.00		0	
HVAC	2	crdys	2,500		5,000	
Plumbing	1	crdys	2,250		2,250	
Electrical	2	crdys	2,410		4,820	
Subtotal Demolition:	6,055	gsf	13.71	83,000		

Subtotal Renovation of Existing Facility:	6,055	gsf	17.84	108,000		
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Total F20 & F30 Facility Remediation & Demolition	6,055	gsf	17.84	108,000		
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Sitework

Site Preparation

G1010 Site Clearing					0	
Clearing and Grubbing	26,500	ssf	0.50		13,250	
Subtotal G1010 Site Clearing	26,500	ssf	0.49	13,000		

G1070 Site Earthwork					0	
Grading/ Excavation/ Etc.	26,500	ssf	0.50		13,250	
Subtotal G1070 Site Earthwork	26,500	ssf	0.49	13,000		

Subtotal Site Preparation	26,500	ssf	1.02	27,000		
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Site Improvements

G2020 Parking Lots					0	
Parking, Drive Areas	10,000	sf	6.75		67,500	
Subtotal G2020 Parking Lots	26,500	ssf	2.57	68,000		

G2030 Pedestrian Plazas and Walkways					0	
Walks, Paving	1,000	sf	10.00		10,000	
Subtotal G2030 Pedestrian Plazas and Walkways	26,500	ssf	0.38	10,000		

G2080 Landscaping	15,500	sf	0.50		7,750	
Subtotal G2080 Landscaping	26,500	ssf	0.30	8,000		

Subtotal Site Improvements	26,500	ssf	3.21	85,000		
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Liquid and Gas Site Utilities

G3020 Sanitary Sewerage Utilities					0	
Septic System - New, Connect to Existing	1	allow	75,000		75,000	
Subtotal G3020 Sanitary Sewerage Utilities	26,500	ssf	2.83	75,000		

G3030 Storm Drainage Utilities					0	
Drains, Piping, Etc.	26,500	ssf	1.00		26,500	
Subtotal G3030 Storm Drainage Utilities	26,500	ssf	1.02	27,000		

ESTIMATE DETAIL						
ITEM	QUANTITY	UNIT	E COST	SUBTOTAL	TOTAL	REMARKS
Subtotal Liquid and Gas Site Utilities	26,500	ssf	3.85	102,000		
Electrical Site Improvements						
G4050 Site Lighting					0	
Area Lighting	4	ea	7,500		30,000	
Subtotal G4050 Site Lighting	26,500	ssf	1.13	30,000		
Subtotal Electrical Site Improvements	26,500	ssf	1.13	30,000		
Total Sitework	26,500	ssf	9.17	243,000		
			#DIV/0!			
Z10 General Requirements						
Renovation of Existing Facility						
Z1050 Temp Facilities and Controls	1,910,000	\$\$s	4%		76,400	
Subtotal Z1050 Temp Facilities and Controls:	6,055	gsf	12.55	76,000		
Subtotal Renovation of Existing Facility:	6,055	gsf	12.55	76,000		
Total Z10 General Requirements	6,055	gsf	12.55	76,000		
SUBTOTAL	6,055	gsf	368.28	2,230,000		