

BARNET TOWN HALL RENOVATIONS

SCHEMATIC PHASE COST ESTIMATE

BLACK RIVER DESIGN

2023-04-03

1 - HARD COSTS

1A - CONSTRUCTION COSTS (MATERIALS + LBOR) --- BY ESTES AND GALLUP

1B - ELECTRICAL COSTS (MATERIALS ONLY) --- BY JEREMY

1C - MISSED ITEMS ADDED --- BY BRD

TOTAL OF "HARD" COSTS

2 - SOFT COSTS (FEES, PERMITS, INSURANCE, STORAGE, ETC.)

2A - CALCULATED

2B - ASSUMED (OWNER CHOICE)

TOTAL OF SOFT COSTS

3 - HARD COSTS

+ SOFT COSTS

TOTAL PROJECT COST ESTIMATE

Barnet Town Hall - SD Estimate
April 25, 2023

1A

Project name Barnet Town Hall - SD Estimate
Estimator Tim Estes
Labor rate table Bare Rates
Notes
*All Permits by Owner.
Building Moving Carried as an Allowance.
Site Work confined to Lot with Existing Structure.
Water line to Property Line Only.
Sales Tax is NOT included.
Bonding is NOT included.
All Electrical Work by Owner.
Abatement is NOT included.*
Report format Sorted by 'Group phase/Phase'
'Detail' summary

BRD NOTES

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Unit Cost	Labor		Material		Subcontract		Total
				Amount	Unit Cost	Amount	Amount	Name	Amount	
1000.000	GENERAL CONDITIONS									
1060.000	Documents									
10	Reproductions	1.00	Is	-	-	550.00	/ls	550	-	550
12	As Built Drawings & Records	1.00	Is	440.00	/ls	440		250	-	690
	Documents					440		800		1,240
1100.000	Project Management									
14	Project Manager	34.00	md	680.00	/md	23,120		-	-	23,120
	Project Management					23,120				23,120
	272.00		Labor hours							
	170.00		Equipment hours							
1102.000	Site Supervision									
14	Superintendent	18.00	wk	2,400.00	/wk	43,200		-	-	43,200
	Site Supervision					43,200				43,200
	720.00		Labor hours							
	720.00		Equipment hours							
1200.000	Security									
20	Construction Fence	400.00	lf	-	-	-		1,200		1,200
	Security							1,200		1,200
1250.000	Offices									
10	Office Trailer	6.00	mo	-	-	350.00	/mo	2,100	-	2,100
	Offices							2,100		2,100
1255.000	Supplies & Equip									
100	Office Supply & Equip -GC	6.00	mo	-	-	150.00	/mo	900	-	900
	Supplies & Equip							900		900
1260.000	Utilities									
18	Tel/Data Charges	6.00	mo	-	-	75.00	/mo	450	-	450
20	Temporary Toilets	6.00	mo	-	-	200.00	/mo	1,200	-	1,200
	Utilities							1,650		1,650
1272.000	Safety Protection									
56	Guard Rails	1.00	ls	650.00	/ls	650		500		1,150
	Safety Protection					650		500		1,150
1274.000	Fire Protection									
10	Fire Extinguishers	3.00	ea			75.00	/ea	225	-	225
	Fire Protection							225		225

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Unit Cost	Labor		Material		Subcontract	Name	Total Amount
				Amount	Unit Cost	Amount	Amount			
1300.000	Project Clean Up									
12	Weekly Cleaning	15.00 md	240.00 /md	3,600				-		3,600
14	Final Cleaning	1.00 ls						5,000		5,000
46	Dump Fees LS	1.00 ls	-	-	5,700.00 /ls	5,700		-		5,700
	Project Clean Up			3,600		5,700		5,000		14,300
	120.00 Labor hours									

GENERAL CONDITIONS				71,010		11,875		6,200		89,085
1,112.00 Labor hours										
890.00 Equipment hours										

2000.000 DEMOLITION

2002.000	Building Demolition									
10	Demo Front Steps/Misc Exterior	8.00 md	480.00 /md	3,840	-	-		-		3,840
10	Demo Stage/Vault Area	8.00 md	480.00 /md	3,840	-	-		-		3,840
10	Demo Interior Finishes	15.00 md	480.00 /md	7,200	-	-		-		7,200
	Building Demolition			14,880						14,880
	248.00 Labor hours									

2098.000	Disposal Expense									
16	Dump Fees	5.00 lds	1,100.00 /lds	5,500				-		5,500
	Disposal Expense			5,500						5,500

DEMOLITION				20,380		0		0		20,380
248.00 Labor hours										

2100.000 SITE WORK

2105.000	Site Work									
10	Site Work - General E & B	1.00 ls	-	-	-	-		48,000		48,000
10	Building Move	1.00 ls	-	-	-	-		40,000		40,000
10	Site Work - Septic	1.00 ls	-	-	-	-		18,000		18,000
10	Site Work - Parking Area	1.00 ls	-	-	-	-		8,500		8,500
10	Site Work - Water Line	1.00 ls	-	-	-	-		5,000		5,000
	Site Work							119,500		119,500

SITE WORK				0		0		119,500		119,500
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3000.000 CONCRETE

3010.000	Footings -Budget									
3	Footings 0-3' Wide	31.00 cy	-	-	-	-		18,600		18,600
	Footings -Budget							18,600		18,600

3012.000	Walls -Budget									
8	Walls 4- 8' High	76.50 cy	-	-	-	-		45,900		45,900

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Total	
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount	
	Walls -Budget							45,900		45,900
3013.000	SOG -Budget									
4	Slab on Grade 4"	37.00 cy	-	-	-	-		22,200		22,200
	SOG -Budget							22,200		22,200
3014.000	SOMD -Budget									
4	Slab on Metal Deck 4"	20.00 cy						12,000		12,000
	SOMD -Budget							12,000		12,000
3990.000	Rigid Insulation									
6	Foundation 2.0" /Waterproofing	2,200.00 sf						12,650		12,650
	Rigid Insulation							12,650		12,650
CONCRETE				0	0	0	111,350			111,350
4000.000	MASONRY									
4201.000	Brick & Block Misc									
22	Block Infill - Foundation	1.00 ls						2,000		2,000
	Brick & Block Misc							2,000		2,000
4361.000	12" Lt Wgt Block									
104	12" 4 Hr Fire Rate	1.00 ls						64,800		64,800
	12" Lt Wgt Block							64,800		64,800
MASONRY				0	0	0	66,800			66,800
5000.000	METALS									
5126.000	Steel Columns									
c 6	Basement Columns	10.00 ea	250.00 /ea	2,500	350.00 /ea	3,500		-		6,000
	Steel Columns			2,500		3,500				6,000
5310.000	Steel Decking									
100	Steel Floor Decking	1,120.00 sf	-	-	3.75 /sf	4,200		-		4,200
200	Install Steel Decking by Sub	6.00 md	-	-	-	-		5,700		5,700
	Steel Decking					4,200		5,700		9,900
5512.000	Handrails Steel									
25	Steel Pipe Rail 3 Line	52.00 lf						13,000		13,000
	Handrails Steel							13,000		13,000

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Total
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount
METALS				2,500		7,700	18,700	28,900	
6000.000	ROUGH CARPENTRY								
6002.000	Rough Carpentry								
10	Rough Carpentry - Attic	1.00	ls	4,320.00 /ls	4,320	5,700.00 /ls	5,700		10,020
15	Rough Carpentry Labor - Misc.	45.00	md	480.00 /md	21,600	-	-	-	21,600
15	Rough Carpentry Material - Misc.	1.00	ls			10,000.00 /ls	10,000	-	10,000
15	Porch/Roof Assemblies	1.00	ls	7,040.00 /ls	7,040	9,792.00 /ls	9,792	-	16,832
	Rough Carpentry porch				32,960		25,492		58,452
	360.00								Labor hours
6113.000	Underlayment								
12	Underlayment 1/4" Ply	1,600.00	sf	1.00 /sf	1,600	3.478 /sf	5,564	-	7,164
	Underlayment				1,600		5,564		7,164
	26.667								Labor hours
ROUGH CARPENTRY				34,560		31,056	0	65,616	
	386.667								Labor hours
6200.000	FINISH CARPENTRY								
6203.000	Exterior Corners								
40	Misc Exterior Patching	1.00	ls	4,800.00 /ls	4,800	5,350.00 /ls	5,350	-	10,150
	Exterior Corners				4,800		5,350		10,150
	80.00								Labor hours
6211.000	Interior Window Trim								
10	Interior Window Trim	325.00	lf	15.00 /lf	4,875	6.955 /lf	2,260	-	7,135
	Interior Window Trim				4,875		2,260		7,135
	81.25								Labor hours
6212.000	Base Molding								
10	Interior Base - Mtg & Lobby	210.00	lf	6.00 /lf	1,260	3.103 /lf	652	-	1,912
	Base Molding				1,260		652		1,912
	21.00								Labor hours
6245.000	Countertops								
20	Lobby Counter and Glazing	1.00	ls				7,500		7,500
	Countertops						7,500		7,500
6250.000	Plywood Paneling								
10	Reinstall Metal Paneling	14.00	md	480.00 /md	6,720	107.143 /md	1,500	-	8,220

Standard Estimate Report
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Item	Description	Takeoff Qty	Labor		Material		Subcontract		Total
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount
	Plywood Paneling			6,720		1,500			8,220
	112.00 Labor hours								
	112.00 Equipment hours								
6400.000	Custom Cabinets								
300	Kitchenette	1.00 ls	1,050.00 /ls	1,050	5,564.00 /ls	5,564	-		6,614
	Custom Cabinets			1,050		5,564			6,614
6435.000	Stairs Build in Place								
10	Basment Stair/Rail	1.00 ea	2,400.00 /ea	2,400	5,071.80 /ea	5,072	-		7,472
	Stairs Build in Place			2,400		5,072			7,472
	40.00 Labor hours								
FINISH CARPENTRY				21,105		20,398	7,500		49,003
	334.25 Labor hours								
	112.00 Equipment hours								
7000.000	THERMAL & MOIST PROTECT								
7212.000	Batt Insulation @ Walls								
100	Insulation Sub	1.00 ls	-	-	-	-	12,593		12,593
	Batt Insulation @ Walls						12,593		12,593
7215.000	Rigid Insulation @ Wall								
20	Rigid Insulation 2.0 " @ Wall	3,200.00 sf	1.50 /sf	4,800	2.375 /sf	7,601	-		12,401
	Rigid Insulation @ Wall			4,800		7,601			12,401
	80.00 Labor hours								
THERMAL & MOIST PROTECT				4,800		7,601	12,593		24,994
	80.00 Labor hours								
8000.000	DOORS & WINDOWS								
8205.000	Wood Door								
1000	Refurbish Exterior Doors	2.00 ea	600.00 /ea	1,200	750.00 /ea	1,500	-		2,700
1002	Door Exterior - New	1.00 ea	960.00 /ea	960	4,000.00 /ea	4,000	-		4,960
3000	Door Interior - New	14.00 ea	300.00 /ea	4,200	1,100.00 /ea	15,400	-		19,600
	Wood Door			6,360		20,900			27,260
	106.00 Labor hours								
8310.000	Security Doors								
10	Bank Vault Doors	2.00 ea	480.00 /ea	960	2,500.00 /ea	5,000	-		5,960
	Security Doors			960		5,000			5,960
	Vault doors								
8610.000	Wood Windows								
300	Relocate (1) Window	1.00 ea	1,440.00 /ea	1,440	500.00 /ea	500	-		1,940
300	New Window at Entry	1.00 ea	480.00 /ea	480	1,500.00 /ea	1,500	-		1,980

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Unit	Labor		Material		Subcontract	Total
				Unit Cost	Amount	Unit Cost	Amount	Amount	Name
8610.000	Wood Windows								
300	Refurbish Existing Windows	10.00	ea	840.00 /ea	8,400	150.00 /ea	1,500	-	9,900
300	Double Hung Storms	10.00	ea	240.00 /ea	2,400	475.00 /ea	4,750	-	7,150
300	Work Rm Borrowed Lights	1.00	ls	960.00 /ls	960	3,700.00 /ls	3,700	-	4,660
	Wood Windows				13,680		11,950		25,630
	228.00 Labor hours								
DOORS & WINDOWS					21,000		37,850	0	58,850
	334.00 Labor hours								
9000.000	FINISHES								
9250.000	Drywall Sub								
10	Drywall - Perimeter	1.00	ls	-	-	-	-	7,867	7,867
	Drywall Sub							7,867	7,867
9251.000	Drywall Budget								
30	Interior Wall Studs & GWB - Main	1.00	ls	-	-	-	-	40,290	40,290
30	Interior Wall Studs & GWB - Basement	1,400.00	lf	-	-	-	-	11,900	11,900
	Drywall Budget							52,190	52,190
9502.000	Ceilings 2x2								
20	2 x 2 Ceiling Textured Tile	1.00	ls	-	-	-	-	9,178	9,178
	Ceilings 2x2							9,178	9,178
9507.000	Sound Absorbing Ceilings								
sub	Ceilings Clouds	1.00	ls	-	-	-	-	5,400	5,400
	Sound Absorbing Ceilings							5,400	5,400
9560.000	Wood Flooring								
100	Sand & Finish Wood Flooring	964.00	sf	-	-	-	-	4,820	4,820
	Wood Flooring							4,820	4,820
9660.000	Resilient Floors								
10	Standard Sheet Vinyl	680.00	sf	-	-	-	-	3,740	3,740
	Resilient Floors							3,740	3,740
9675.000	Cove Base								
40	Vinyl Cove Base 4"	475.00	lf	-	-	-	-	1,425	1,425
	Cove Base							1,425	1,425
9680.000	Carpet								
10	Common Area Carpet	920.00	sf	-	-	-	-	8,142	8,142

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Unit Cost	Labor		Material		Subcontract		Total
				Amount	Unit Cost	Amount	Amount	Name	Amount	
	Carpet							8,142		8,142
9910.000	Painting Exterior									
sub	Painting Exterior Sub	1.00	ls	-		-		9,325		9,325
	Painting Exterior							9,325		9,325
9920.000	Painting Interior (budget									
sub	Painting Interior Sub	1.00	ls	-		-		32,755		32,755
	Painting Interior (budget							32,755		32,755

FINISHES				0		0		134,842		134,842
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10000.000 SPECIALTIES

10430.000	Signs & Letters									
10	Signage - Allowance	1.00	ea			2,000.00	/ea	2,000	-	2,000
	Signs & Letters							2,000		2,000
10820.000	Bath Accessories by LS									
10	Purchase Bath Accessories	1.00	ls	-		950.00	/ls	950	-	950
12	Install Bath Accessories	6.00	mh	60.00	/mh	360		-	-	360
	Bath Accessories by LS					360		950		1,310
	6.00 Labor hours									
10950.000	Fire Cabinets									
40	Fire Extin. Cabinet Wall Mount	3.00	ea	90.00	/ea	270		175.00	/ea	525
	Fire Cabinets					270		525	-	795
	4.50 Labor hours									
10951.000	Fire Control									
32	Fire Extinguisher Dry 10 lbs	3.00	ea	30.00	/ea	90		75.00	/ea	225
	Fire Control					90		225	-	315
	1.50 Labor hours									

SPECIALTIES				720		3,700		0		4,420
	12.00 Labor hours									

15000.000 MECHANICAL

15110.000	Plumbing									
sub	Plumbing Subcontract	1.00	ls	-		-		20,000		20,000
	Plumbing							20,000		20,000
15510.000	HVAC									
n sub	HVAC subcontract	1.00	ls	-		-		70,000		70,000

Allowances

Standard Estimate Report
Barnet Town Hall - SD Estimate

Item	Description	Takeoff Qty	Labor		Material		Subcontract		Total
			Unit Cost	Amount	Unit Cost	Amount	Amount	Name	Amount
	HVAC							70,000	70,000
	MECHANICAL			0		0		90,000	90,000

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	176,075		2,506.917 hrs				17.86%
Material	120,180						12.19%
Subcontract	567,485						57.57%
Equipment			1,002.000 hrs				
Other							
Contractor Fee	32,390			3.750 %	T		3.29%
	896,130	896,130					90.91%
		896,130					90.91%
Contingency	89,613			10.000 %	T		9.09%
Total		985,743					

Hard Costs

 Does not include:

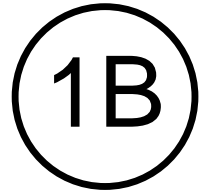
- Electrical
- Soft Costs

See Full
 Project Cost
 Estimate.

BTHR - BARNET TOWN HALL RENOVATIONS

ELECTRICAL COSTS - 2023-04-20

JEREMY ROBERTS
ST JOHNSBURY ACADEMY



CED-TWIN STATE - ST. JOHNSBURY
416 OLD CENTER ROAD
SAINT JOHNSBURY VT 05819
TEL: 802 748-2385 FAX: 802 748-8020

SLS: 3141
INSLs: 3141
BY: AJG
FOB: SHIPPING POINT
FRT: PREPAID

PAGE: 001 OF 002
QUOTE #: 1045669
DATE: 04/20/23
REV #: 002
REV DATE: 04/20/23

CONTACT: ANDY GAGNON

QUOTE FOR: TOWN OF BARNET

ACCT #: DX-07088 TOWN OF BARNET

QUOTE EXPIRES 05/20/2023

1743 US ROUTE 5 SOUTH
BARNET, VT 05821
TEL: (802) 633-2256

CUS PO #: TOWN HALL
JOB NAME:

LN	QTY	MFR	CATALOG #/DESCRIPTION	PRICE	UOM	EXT AMT	
01	3,000	WIRE	MCAL12/2WG	MC CABLE AL W/GRN GRD	683.00	M	2,049.00
02	50	RACO	232	4SQ 2-1/8D BOX COMB KO	171.68	C	85.84
03	40	RACO	768	4IN SQ 5/8D 1G SW RING	103.20	C	41.28
04	10	RACO	769	4IN SQ 5/8D 2G SW RING	156.10	C	15.61
05	20	SQD	QO120	SP-120/240V-20A CB	10.91	E	218.20
06	4	SQD	QO330	3P-240V-30A CB	118.33	E	473.32
07	2	SQD	QO230	2P-120/240V-30A CB	23.40	E	46.80
08	30	LEV	TBR20I	20A SPEC DX TAMPER REC IV	5.01	E	150.30
09	10	LEV	CS3202I	3WAY 20A 277V IV SW	4.32	E	43.20
10	10	LEV	CS1202I	SP 20A 277V IV SW SPEC GRADE	3.07	E	30.70
11	4	LEV	GFNT2I	20A SELF TEST GFCI IVY	15.00	E	60.00
12	2	ARL	DBVS1C	CLR O/D RCPT BOX	2,434.94	C	48.70
13	3	LITH	LHQMLEDRM6	COMBO EXIT/2H EMERGENCY LIGHT	101.76	E	305.28
14	4	LITH	ELM2L	2H EMERG FIXT LED	45.04	E	180.16
15	12	RACO	2961	4-IN CEIL FAN BOX	815.24	C	97.83
16	500	WIRE	MCAL12/3WG	MC CABLE AL W/GRN GRD	1,228.00	M	614.00
17			SERVICE				
18							
19	1	SQD	QO342L225G	LOAD CENTER QO MLO	425.00	E	425.00
20	1	SQD	QOC42US	LD-CNTR CVR W/DOOR	48.18	E	48.18
21	1	MIL	U5750RXL200BL	POWER OUTLET	1,598.00	E	1,598.00
22	100	PVC	S402-1/2	CONDUIT	560.00	C	560.00
23	30	PVC	S802-1/2	CONDUIT SCH80	909.00	C	272.70

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

CUSTOMER COPY

CED-TWIN STATE - ST. JOHNSBURY
416 OLD CENTER ROAD
SAINT JOHNSBURY VT 05819
TEL: 802 748-2385 FAX: 802 748-8020

SLS: 3141
INSL: 3141
BY: AJG
FOB: SHIPPING POINT
FRT: PREPAID

PAGE: 002 OF 002
QUOTE #: 1045669
DATE: 04/20/23
REV #: 002
REV DATE: 04/20/23

CONTACT: ANDY GAGNON

QUOTE FOR: TOWN OF BARNET

ACCT #: DX-07088 TOWN OF BARNET

QUOTE EXPIRES 05/20/2023

1743 US ROUTE 5 SOUTH
BARNET, VT 05821
TEL: (802) 633-2256

CUS PO #: TOWN HALL
JOB NAME:

LN	QTY	MFR	CATALOG #/DESCRIPTION	PRICE	UOM	EXT AMT
24	1	FITP	E998K 2-1/2 PVC ENTR CAP	5,724.28	C	57.24
25	4	NEHRW NWA-6-2.5X	2-1/2 STRAP	29.75	E	119.00
26	2	FITP	UA9FK 2-1/2 36 RAD 90D ELBOW	3,699.65	C	73.99
27	2	FITP	E986K 2-1/2 TYPE-LB PVC FTG	3,663.65	C	73.27
28	120	WIRE	ALXHHW250STRBLK ALUM WIRE	2,402.55	M	288.31
29		3X40'				
30	40	WIRE	ALXHHW4/0STRBLK ALUM WIRE	1,395.00	M	55.80
31	130	PVC	S402 CONDUIT	376.00	C	488.80
32	2	FITP	UA9FJ 2-IN 36 RAD 90D ELBOW	2,408.79	C	48.18
33	2	FITP	E945K 2-1/2 PVC EXP COUPLING	3,555.91	C	71.12
34	2	FITP	E943K 2-1/2 PVC TERM ADPT	214.26	C	4.29
35	2	BPT	107S 2-1/2 STL CND LKNT	200.46	C	4.01
36	2	BPT	327 2-1/2" PLASTIC BUSHING	172.41	C	3.45

TOTAL: 8,651.56

PLEASE NOTE: THIS IS NOT AN OFFER TO CONTRACT, BUT MERELY A QUOTATION OF CURRENT PRICES FOR YOUR CONVENIENCE AND INFORMATION. ORDERS BASED ON THIS QUOTATION ARE SUBJECT TO YOUR ACCEPTANCE OF THE TERMS AND CONDITIONS LOCATED AT SALES.OUR-TERMS.COM, WHICH WE MAY CHANGE FROM TIME TO TIME WITHOUT PRIOR NOTICE. WE MAKE NO REPRESENTATION WITH RESPECT TO COMPLIANCE WITH JOB SPECIFICATIONS.

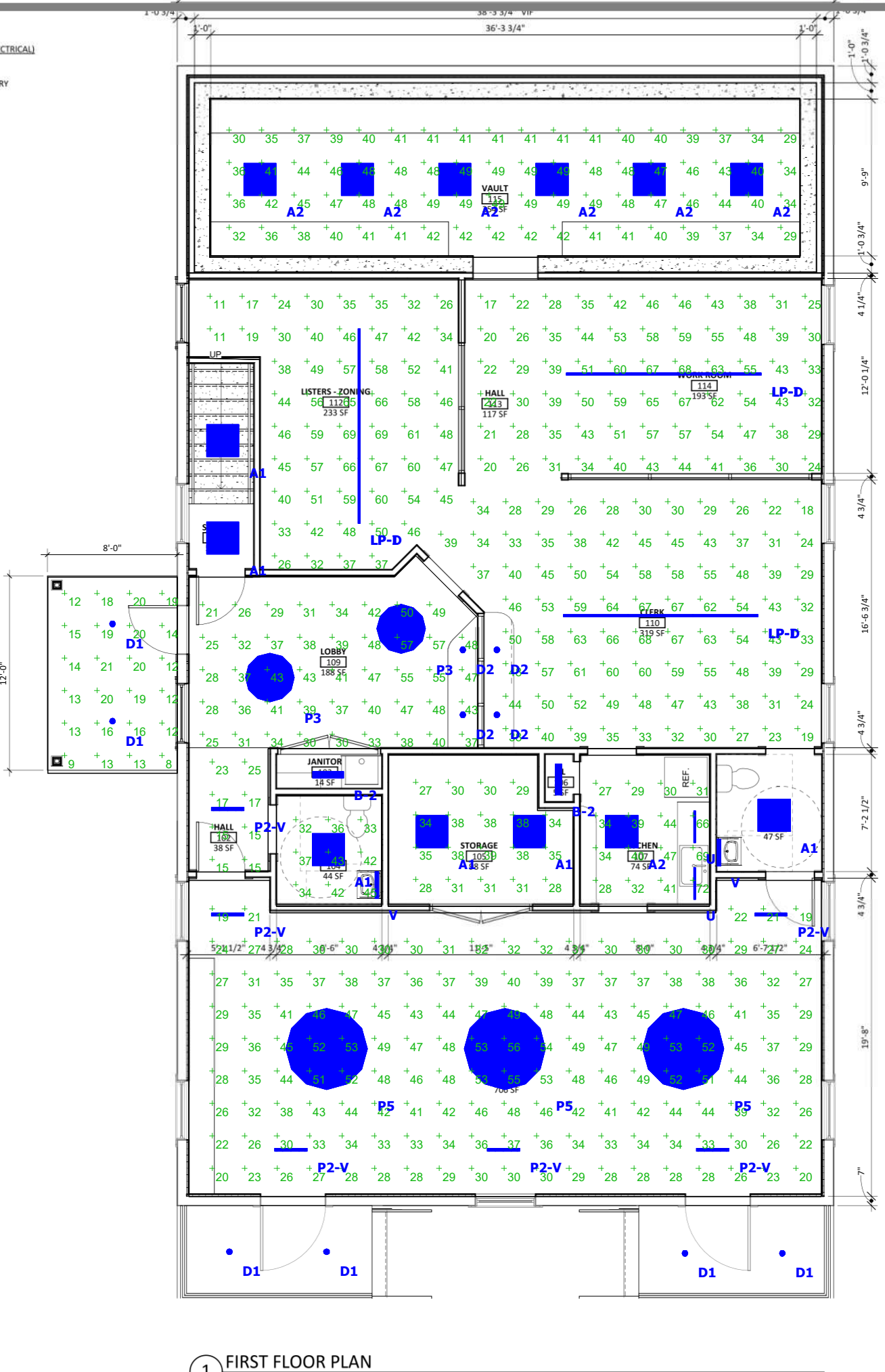
01/04/2023

Credits from Efficiency Vermont?



BARNET TOWN HALL Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
04/11/2023
Scale
1"=8'
Drawing No.
Summary

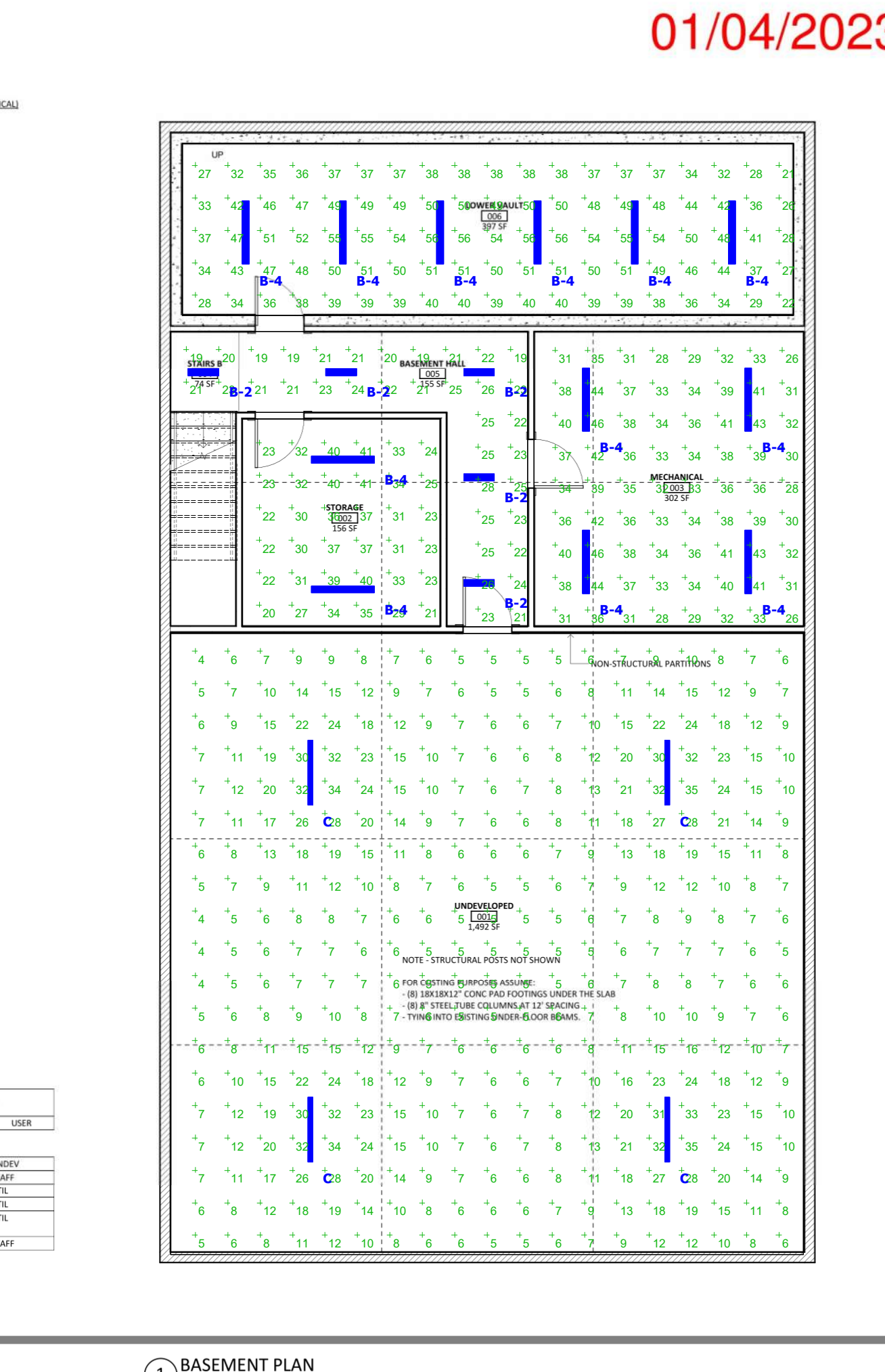


BARNET TOWN HALL RENO.
BARNET, VERMONT

BLACK RIVER DESIGN
REVISIONS
SCALE: 1/4" = 1'-0"
DATE: 2023-01-08 DRAFT
DRAWN BY: Author
CHECKED BY: Checker

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
001 - Undeveloped	+	11 fc	35 fc	4 fc	8.8:1	2.8:1
002 - Storage	+	31 fc	41 fc	20 fc	2.1:1	1.6:1
003 - Mechanical	+	36 fc	46 fc	26 fc	1.8:1	1.4:1
005 - Basement Hall	+	22 fc	28 fc	19 fc	1.5:1	1.2:1
006 - Lower Vault	+	43 fc	56 fc	21 fc	2.7:1	2.0:1
101 - Meeting Hall	+	37 fc	56 fc	19 fc	2.9:1	1.9:1
102 - Hall	+	18 fc	25 fc	15 fc	1.7:1	1.2:1
104 - WC1	+	38 fc	45 fc	32 fc	1.4:1	1.2:1
105 - Storage	+	33 fc	39 fc	27 fc	1.4:1	1.2:1
107 - Kitchen	+	41 fc	72 fc	27 fc	2.7:1	1.5:1
109 - Lobby	+	39 fc	57 fc	21 fc	2.7:1	1.9:1
110 - Clerk	+	43 fc	68 fc	18 fc	3.8:1	2.4:1
112 - Listers - Zoning	+	45 fc	69 fc	11 fc	6.3:1	4.1:1
114 - Work Room	+	41 fc	68 fc	17 fc	4.0:1	2.4:1
115 - Vault	+	42 fc	49 fc	29 fc	1.7:1	1.4:1
Front Porch	+	15 fc	21 fc	8 fc	2.6:1	1.9:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution
□	A1	6	Lithonia Lighting	2BLT2 33L ADP LP835	2X2 BLT Troffer; mounted at 9ft	LED	2BLT2_33L_AD P_LP835.ies	3300	0.9	26.48	DIRECT, SC=0=1.22, SC=90=1.3
□	A2	7	Lithonia Lighting	2BLT2 40L ADP LP835	2X2 BLT Troffer; mounted at 10ft	LED	2BLT2_40L_AD P_LP835.ies	4034	0.9	30.98	DIRECT, SC=0=1.22, SC=90=1.3
□	B-2	7	Lithonia Lighting	BLWP2 20L ADP LP835	BLWP 2ft Wrap; mounted at 9ft	LED	BLWP2_20L_A DP_LP835.ies	1942	0.9	16.56	DIRECT, SC=0=1.19, SC=90=1.28
□	B-4	12	Lithonia Lighting	BLWP4 40L ADP LP835	BLWP 4ft Wrap; mounted at 9ft	LED	BLWP4_40L_A DP_LP835.ies	4169	0.9	34.54	DIRECT, SC=0=1.19, SC=90=1.28
○	D1	4	Lithonia Lighting	LDN4 30/10 LO4AR LD	4IN LDN LED Downlight; mounted at 10ft	LED	LDN4_30_10_L O4AR_LD.ies	922	0.9	10.58	DIRECT, SC=0=1.04, SC=90=1.06
○	D2	4	Lithonia Lighting	LDN4 35/20 LO4AR LD	4IN LDN LED Downlight; mounted at 14ft	LED	LDN4_35_20_L O4AR_LD.ies	1771	0.9	22.12	DIRECT, SC=0=1.04, SC=90=1.06
—	LP-D	3	EXTANT LIGHTING, LLC	HTGDJ 1P TD 8FT DHI, MEOBW UHL MEOBW 835 VU D SA AC72 SL	Huntington Linear Pendant; mounted at 10ft	LED 757G-V3 NICHIA	HTG-1P-RD or CD-DT-4-DHL-835-MEO-GC-VU-D-SA.ies	3304	0.9	113.52	Max: 1295cd
—	LP-I	3	EXTANT LIGHTING, LLC		Indirect Lighting Component	LED 757G-V3 NICHIA	HTG-1P-RD or CD-DT-4-DHL-835-MEO-BW-VU-D-SA.ies	3742	0.9	113.52	Max: 1301cd
○	P2-V	6	DELRAY LIGHTING	UDC2 S W35 S D	2ft Diameter Ring, Vertical; mounted at 8ft	LED	Dos_Circular_U DC2_W35.ies	4333	0.9	81.62	Max: 975cd
○	P3	2	DELRAY LIGHTING	UDC3 S W35 C D	3ft Diameter Ring; mounted at 9ft	LED	Dos_Circular_U DC3_W35.ies	6501	0.9	78	Max: 975cd
○	P5	3	DELRAY LIGHTING	UDCS S W35 C D	5ft Diameter Ring; mounted at 10ft	LED	Dos_Circular_U DC5_W35.ies	10832	0.9	204.05	Max: 1870cd
—	U	2	Juno Lighting	UCES 24IN SWW6 3500K	UCES Undercabinet; mounted at 5ft	LED	UCES_24IN_S WW6_3500K.ies	852	0.9	10.8	DIRECT, SC=0=1.25, SC=90=1.27
—	V	2	Brownlee Lighting Inc	5172.25 BN H16 30K 90R	Flume Vanity; wall-mounted at 6ft	LED	5172-25-H16-35K.ies	1660	0.9	16.9244	Max: 286cd



BARNET TOWN HALL RENO.
BARNET, VERMONT

BLACK RIVER DESIGN
REVISIONS
SCALE: 1/4" = 1'-0"
DATE: 2023-01-08 DRAFT
DRAWN BY: Author
CHECKED BY: Checker

1 BASEMENT PLAN SCALE: 1/4" = 1'-0"

Quote

Job Name: Barnet Town Hall
 Quote #: 23-69819-0
 Quote Label: Quick Quote Initial Version
 Issue Date: 4/17/2023
 Good Through: 5/11/2023
 Quoted By: Connors, Heidi

VISIBLE LIGHT INC
 24 STICKNEY TERRACE
 SUITE 6
 HAMPTON, NH 03842
 (Phn) 603-926-6049
 (Fax) 603-926-6708

Quoted To: Gagnon, Andy
 CED TWIN STATE ELECTRIC SUPPLY
 OLD CENTER ROAD
 SAINT JOHNSBURY, VT 05819

Type	Qty	Manufacturer/Brand	Catalog #	Line Comment	Unit \$	Ext \$
A1	6	ABL-Lithonia Lighting	2BLT2 33L ADP EZ1 LP835			
A2	7	ABL-Lithonia Lighting	2BLT2 40L ADP EZ1 LP835			
B-2	7	ABL-Lithonia Lighting	BLWP2 20L ADP LP835			
B-4	12	ABL-Lithonia Lighting	BLWP4 40L ADP LP835			
C	4	ABL-Lithonia Lighting	CLX L48 5000LM SEF RDL MVOLT EZ1 35K 80CRI WH			
D1	6	ABL-Lithonia Lighting	LDN4 30/10 LO4AR LD MVOLT EZ1			
D2	4	ABL-Lithonia Lighting	LDN4 35/20 LO4AR LD MVOLT EZ1			
LP	3	Extant Lighting	HTGDU 1P TD 8FT DHL MEOGC UHL MEOBW 835			
P2-V	6	Delray Lighting	UR D 2C SA AC72 SL C5 RNS UDC2 S W35 S D			
P3	2	Delray Lighting	UDC3 S W35 C D			
P5	3	Delray Lighting	UDC5 S W35 C D			
U	2	ABL-Juno	UCES 24IN SWW6 90CRI WH M6			
V	2	BROWNLEE LIGHTING	5172 25 BN H16 30K 90R			

Grand Total: \$34,316.00

Notes

- * SUBJECT TO APPROVAL
- * Effective July 18, Lithonia pre-paid is \$3000

Freight/Order Terms

Acuity Brands Lighting
 Acuity Brands Lighting: For details please see Acuity's Freight Terms at www.acuitybrands.com/freightallowance Freight Minimum: \$3,000 Qualifies: Yes

ELECTICAL (MATERIALS COSTS)

1C

Item	Qty	Cost per	COST
Demolition / Disposal			\$ 500.00
New Service			\$ -
New Panels			\$ -
New Wiring, Switching, Sockets			\$ 8,651.00
New Lighting (Standard)			\$34,316.00
New Lighting (Feature)			\$ 2,000.00
New Lighting (External)			\$ 3,000.00
Other			
TOTAL MATERIAL COST			\$48,467.00

From CED

Added by BRD

LABOR COST			\$ -
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TOTAL ELECTRICAL COST			\$48,467.00
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"Hard" Costs

CONSTRUCTION COSTS (See full spreadsheet for details)		
		Section Total
1	GENERAL CONDITOINS	\$ 89,085.00
2	DEMOLITION	\$ 20,380.00
2	SITE WORK	\$ 119,500.00
	Hardpack parking area allowed for by Estes (Add \$\$\$ For asphalt)	
	Bollards, ramp, etc. (Allowance)	\$ 2,500.00
	Stormwater (Allowance)	\$ 10,000.00
3	CONCRETE	\$ 111,350.00
4	MASONRY	\$ 66,800.00
5	METALS	\$ 28,900.00
6	ROUGH CARPENTRY	\$ 65,616.00
6	FINISH CARPENTRY	\$ 49,003.00
7	THERMAL AND MOISTURE PROTECTION	\$ 24,994.00
8	DOORS AND WINDOWS	\$ 58,850.00
9	FINISHES	\$ 134,842.00
10	SPECIALTIES	\$ 4,420.00
15	MECHANICAL	\$ 90,000.00
16	ELECTRICAL	\$ 48,467.00
SubTotal =		\$ 924,707.00
	CM Fee/Mark up, Liability Insurance	\$ 32,390.25
	Bonds (waived by owner)	\$ -
	CM Contingency (10%)	\$ 89,613.03
TOTAL CONSTRUCTION "Hard" COSTS =		\$ 1,046,710.28

(Estes Estimate)

(Not in Estes Estimate)

(Not in Estes Estimate)

Added by BRD

(Not in Estes Estimate)

From Electrical Spreadsheet

(based on Estes estimate)

waived

(based on Estes estimate)

take forward to next sheet for Total Project cost.

From Estes's worksheet		
	Labor	\$ 176,075.00
	Material	\$ 120,180.00
	Subcontractor	\$ 567,485.00
		\$ 863,740.00
	Contractor Fee (3.75%)	\$ 32,390.25
		\$ 896,130.25
	Contingency (10%)	\$ 89,613.03
		\$ 985,743.28
		\$ 60,967.00
		\$ 1,046,710.28

(Double-check Calculation)

60,967.00 \$924,707.00 (with items not in Estes)

Contractor's Contingency

(Estes +)

Double check

"Hard" Costs



BTHR - Barnet Town Hall Renovations

Construction Costs Estimate - 2023-05-03

	BASE (SPF)
CONSTRUCTION AND SITE (Hard Costs...)	
Construction Estimate	\$1,046,710
5% Owner's Contingency	\$52,336
Hazardous Materials Abatement	\$0
Asbestos Abatement	\$0
Construction Subtotal	\$1,099,046
FEES and SOFT COSTS	
A/E Design Fees (from Contract)	\$107,200
Permit Fees	
DPS Permit (0.008/\$1)	\$8,792
Act 250 Permit - allowance	\$0
Zoning/Local	\$1,000
W/W, Stormwater, Erosion Control	\$1,500
Clerk of the Works*	\$10,000
Hazmat Consultant/Monitoring*	\$2,000
Construction Testing Services	\$2,000
HVAC Commissioning*	\$0
Legal Services*	\$3,000
Surveying*	\$0
Soil Borings*	\$8,000
Professional Fees Subtotal	\$143,492
MISCELLANEOUS COSTS	
Bid Advertising*	\$500
Printing/Postage*	\$1,000
Moving/Storage Expenses*	\$0
Interim Financing*	\$0
Builders Risk Insurance* (assume 3%)	\$32,971
Subtotal	\$34,471
OWNER PURCHASES	
Furniture*	\$20,000
IT / Phone System*	\$5,000
Security/Door Access Systems*	\$10,000
Subtotal	\$35,000
TOTAL PROJECT BUDGET	\$1,312,010
*Indicates budget items to be finalized/determined by Owner	
SOFT COSTS	\$212,964
	19%

← Owner's Contingency

"Hard" Costs 1

"Soft" Costs 2

3

Total Project Cost