

**SELECT BOARD MEETING AGENDA**  
**JANUARY 12, 2026**  
Dennis Ready Meeting Room 204  
Town Offices, 50 Billerica Road  
Chelmsford, MA 01824

This hybrid meeting will be held in person and via Zoom. Members of the public may attend the meeting in person, or watch live at [chelmsfordtv.org/livestream](https://chelmsfordtv.org/livestream), at [youtube.com/@ChelmsfordtvOrg](https://youtube.com/@ChelmsfordtvOrg), on Comcast channel 6, or on Verizon channel 37.

Members of the public will be granted Zoom access solely for participation in the Public Input and Public Hearing portions of the agenda. To obtain the Zoom link, please email your request, including your name, address, and the agenda topic on which you wish to provide input, to [tmoffice@chelmsfordma.gov](mailto:tmoffice@chelmsfordma.gov) by 12:00 PM (noon) on the day of the meeting. If attending virtually, please join the meeting 10 minutes early.

Please note that while an option for remote attendance and/or participation is being provided as a courtesy, the meeting/hearing will not be suspended or terminated if technological issues interrupt remote access.

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**1. 6:00 PM CALL TO ORDER – NOTIFICATION OF LIVE BROADCAST**

**2. PUBLIC SERVICE ANNOUNCEMENTS**

- 109<sup>th</sup> Birthday Certificate Sylvia Contover
- 100<sup>th</sup> Birthday Certificate Jean-Paul Dulac
- Memorial Tree Program
- 2026 Dog Licensing
- 2026 Annual Town Census
- Nomination Papers Available for the April 7<sup>th</sup> Spring Annual Town Election

Documents:

[BIRTHDAY - 109 CERTIFICATE - SYLVIA CONTOVER .PDF](#)  
[BIRTHDAY - 100 CERTIFICATE - JEAN-PAUL DULAC.PDF](#)  
[CHELMSFORD MEMORIAL TREE PROGRAM PSA.PDF](#)  
[DOG LICENSE PSA.PDF](#)  
[2026 TOWN CENSUS PSA.PDF](#)  
[RUN FOR LOCAL OFFICE 2026.PDF](#)

**3. GENERAL PUBLIC INPUT**

- In accordance with Select Board Policies section 1-2.8, speakers will be limited to no more than three (3) minutes. Speakers may not cede their time to others unless required as a reasonable accommodation because of a disability. Total time for General Public Input shall be limited to no more than thirty (30) minutes.

**4. COMMITTEE VACANCIES**

Documents:

[COMMITTEE VACANCIES AS OF 2026-1-12.PDF](#)

**5. REPORTS AND PRESENTATIONS**

- Northern Middlesex Council of Governments (NMCOG) Executive Director Jenny Raitt and NMCOG Deputy Director Kelly Lynema: NMCOG Status Report
- Department of Public Works Director Christine Clancy: American Rescue Plan Act Project Status Report

Documents:

[20260112\\_CHELMSFORD SELECT BOARD\\_NMCOG ANNUAL REPORT.PDF](#)  
[1.12.26\\_ARPA UPDATE.PDF](#)

**6. SELECT BOARD'S ENDORSEMENT OF THE MASSACHUSETTS MUNICIPAL ASSOCIATION (MMA) 2026 ANNUAL BUSINESS MEETING PROPOSED RESOLUTION**

- Proposed Resolution Supporting a Strengthened Fiscal Partnership Between Municipal and State Governments in Fiscal 2027 and Beyond

Documents:

[MMA 2026 BUSINESS MEETING PROPOSED RESOLUTION.PDF](#)

**7. SELECT BOARD'S ENDORSEMENT OF MASSACHUSETTS HOUSE OF REPRESENTATIVES BILL #4723: AN ACT DESIGNATING A CERTAIN BRIDGE IN THE TOWN OF CHELMSFORD AS THE FERREIRA BROTHERS BRIDGE**

Documents:

[H4723.PDF](#)

**8. SIGN FIRST AMENDMENT TO GRANT OF EASEMENT FOR 260 OLD WESTFORD ROAD**

Documents:

[WR 31222439\\_AMD\\_ 260 OLD WESTFORD RD., CHELMSFORD, MA AMD FIRST 2026.PDF](#)

**9. TOWN MANAGER BID AWARDS**

- South Row Elementary School Roof Replacement Project
- South Row Elementary School Electrical Panelboard Replacements Project

Documents:

[BIDAWARDMEMO 1.8.26.PDF](#)  
[010626 WPI CONSTRUCTION RECOMMENDATION.PDF](#)  
[251230- SR MSBA ROOF BID RESULTS TAB.PDF](#)  
[251205- BID RESULTS SHEET SR ELECTRICAL PANEL.PDF](#)

**10. TOWN MANAGER REPORTS**

- Citizen Petition Warrant Article Submitted for the 2026 Spring Annual Town Meeting
- Fire Stations Construction Project Update
- Select Board and Town Manager's FY26 Goals Status Report
- Accessory Dwelling Unit Production for Calendar Year 2025
- Monthly Double Pole Report

Documents:

[CITIZEN PETITION WARRANT ARTICLE.PDF](#)  
[CHELMSFORD FIRE STATION 3 AND 5 PROJECTS MONTHLY REPORT 5.PDF](#)  
[FY26 GOALS PRESENTATION - JANUARY 26.PDF](#)  
[ADU SURVEY.PDF](#)  
[JANUARY 2026 DOUBLE POLE REPORT .PDF](#)  
[JANUARY 2026 DOUBLE POLE REPORT SPREAD SHEET.PDF](#)

**11. TOWN MANAGER APPOINTMENTS**

- Holiday Decorating Committee Re-Appointments, 1 year term, 12/31/2026

Documents:

[HOLIDAY DECORATING COMMITTEE.PDF](#)

**12. MEETING MINUTES**

- Select Board Regular Meeting Minutes 12-22-2025

Documents:

[12-22-2025 SB MINUTES\\_DRAFT\\_2.PDF](#)

**13. SELECT BOARD MEMBER LIAISON REPORTS AND REFERRALS**

NEXT REGULAR MEETING DATE: January 26, 2026



# CERTIFICATE OF RECOGNITION

*Is hereby presented to*

**SYLVIA CONTOVER**

*Celebrating Chelmsford resident, Sylvia Contover on her 109th birthday. Sylvia was born January 30, 1917, in Lynn MA. During World War 2 Sylvia was a supervisor at the Atlantic Parachute Co. in Lowell MA. She is the oldest person living who has an undergraduate and Master's Degree from UMass Lowell. She has lived in Chelmsford for the past 30 years.*

*Happy 109<sup>th</sup> Birthday!*

*Awarded this 12<sup>th</sup> day of January 2026*

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*Town Clerk*

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*Select Board*



# CERTIFICATE OF RECOGNITION

*Is hereby presented to*

**JEAN-PAUL DULAC**

*Celebrating Chelmsford resident, Jean-Paul Dulac on his 100th birthday. Born January 26, 1926 Jean-Paul is a proud **United States Air Force veteran** who served in both **World War II** and the **Korean Conflict**. He grew up in **Lewiston, Maine**, and later attended the **University of Maine**, where he earned a **Master's degree in Mathematics**. Since **1965**, he has made **Chelmsford, Massachusetts** his home, building a lifetime centered around service, family, and community.*

*Happy 100<sup>th</sup> Birthday!*

*Awarded this 12<sup>th</sup> day of January, 2026*

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*Town Clerk*

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*Select Board*

## Chelmsford Memorial Tree Program

The Town of Chelmsford is proud to launch the Memorial Tree Program, offering residents a meaningful way to honor loved ones while adding beauty and shade to our community.

Participants can sponsor a tree that will be planted in a public space in town, creating a lasting, living tribute that will be enjoyed for years to come.

Learn more about the program and how to participate by scanning the QR Code or visiting the link

here: [www.chelmsfordma.gov/DocumentCenter/View/21372/Memorial-Tree-Programs](http://www.chelmsfordma.gov/DocumentCenter/View/21372/Memorial-Tree-Programs)

Let's grow Chelmsford's future—one tree at a time!



## 2026 DOG LICENSING

Every 2025 dog license expires on December 31<sup>st</sup>.

Licensing for 2026 begins on December 1<sup>st</sup>!

Up-to-date Rabies vaccination required to license; please provide a Rabies certificate at time of licensing.

Renewals: Previously licensed dogs can renew online, by mail, or in the town clerk's office.

**NEW Dogs:** Register by mail with a check or in the town clerk's office.

**Fee:** \$20 for a spayed/neutered dog or \$25 if unaltered.

**LATE FEES go into effect starting on March 1<sup>st</sup>.** \$5 per month will be added to the initial tag fee through June 1<sup>st</sup>.

**CITATIONS** go into effect starting on June 15<sup>th</sup>. Citations are an additional \$50 to the initial tag and late fees.

**More info and link to online license renewal:** <https://chelmsfordma.gov/249/Dog-Licenses>





**TOWN OF CHELMSFORD**  
**50 Billerica Road**  
**Chelmsford, MA 01824-2777**  
**(978) 250-5200**  
[www.chelmsfordma.gov](http://www.chelmsfordma.gov)

## **2026 ANNUAL TOWN CENSUS**

The 2026 Annual Town Census will be mailed to every household by January. Participating in the town census keeps our voting list up to date. Returning your town census keeps you ACTIVE on the voting list and eliminates the need to step out of line at the polls to sign an affirmation that you still live at that address. Even if you are not a registered voter, responding to the census will ensure that the Town Clerk's Office can provide you with proof of residency. An accurate count of residents in Chelmsford assists in providing better municipal services.

**\*Online Response\* You will be able to respond online if there are no changes to your census form!**

# GET INVOLVED

# RUN FOR LOCAL OFFICE

**NOMINATION PAPERS TO RUN FOR LOCAL OFFICE AVAILABLE  
MONDAY, JANUARY 5TH IN THE TOWN CLERK'S OFFICE**

## OPEN SEATS

### **TOWN-WIDE OFFICE**

(50 CERTIFIED SIGNATURES)

Select Board: 1 Seat, 3 Years  
1 Seat, 1 year

School Committee: 2 Seats, 3 Years

Town Moderator: 1 Seat, 3 Years

Housing Authority: 1 Seat, 5 Years

Planning Board: 1 Seat, 3 Years

Library Trustees: 3 Seats, 3 Years

Cemetery Commission: 1 Seat, 3 Years

### **TOWN MEETING REPRESENTATIVE**

(10 CERTIFIED SIGNATURES)

ALL PRECINCTS: 5 Seats, 3 Years

#### **UNEXPIRED TERMS**

Precinct 5: 1 Seat, 1 Year

Precinct 6: 1 Seat, 1 Year



## **Committee Vacancies as of 1/12/2026**

### **Age-Friendly Implementation Committee**

- *(1) unexpired 3-year term ending 6/30/2027*

### **Agricultural Commission**

- *(1) unexpired 3-year term ending 6/30/2026*

### **Bicycle & Pedestrian Advisory Committee (BPAC)**

- *(1) unexpired 3-year term ending 6/30/2026*

### **CCA/Town Hall Advisory Committee**

- *(1) 3-year terms ending 6/30/2028*

### **Clean Energy and Sustainability Committee**

- *(1) 3-year terms ending 6/30/2028*

### **Commission on Disabilities**

- *(1) unexpired 3-year term ending 6/30/2026*
- *(2) unexpired 3-year terms ending 6/30/2027*
- *(2) 3-year terms ending 6/30/2028*

### **Community Preservation Fund Committee (CPC)**

- *(1) 3-year term ending 6/30/2028*

### **Council on Aging Board**

- *(1) unexpired 3-year term ending 6/30/2026*
- *(1) 3-year terms ending 6/30/2028*

### **Cultural Council**

- *(1) 3-year term ending 6/30/2028*

### **Historic District Commission Alternate Member**

- *(1) unexpired 3-year term ending 6/30/2027*

### **Holiday Decorating Committee**

- *(5) unexpired 1-year terms ending 12/31/2026*

### **Parade Committee**

- *All Applicants Welcome – 1-year terms ending 7/31/2026*

### **Vinal Square Strategic Action Plan Committee (Business Representative)**

- *(1) unexpired 3-year term ending 6/30/2026*

### **Committee Application:**

If you are interested in serving on a town board or committee, please complete an [on-line application](#) available on the town website.

For more information, please contact the Town Manager's Office at (978) 250-5202 or [TMoffice@ChelmsfordMA.gov](mailto:TMoffice@ChelmsfordMA.gov).

# NMCOG Annual Report for the Town of Chelmsford

CHELMSFORD SELECT BOARD MEETING

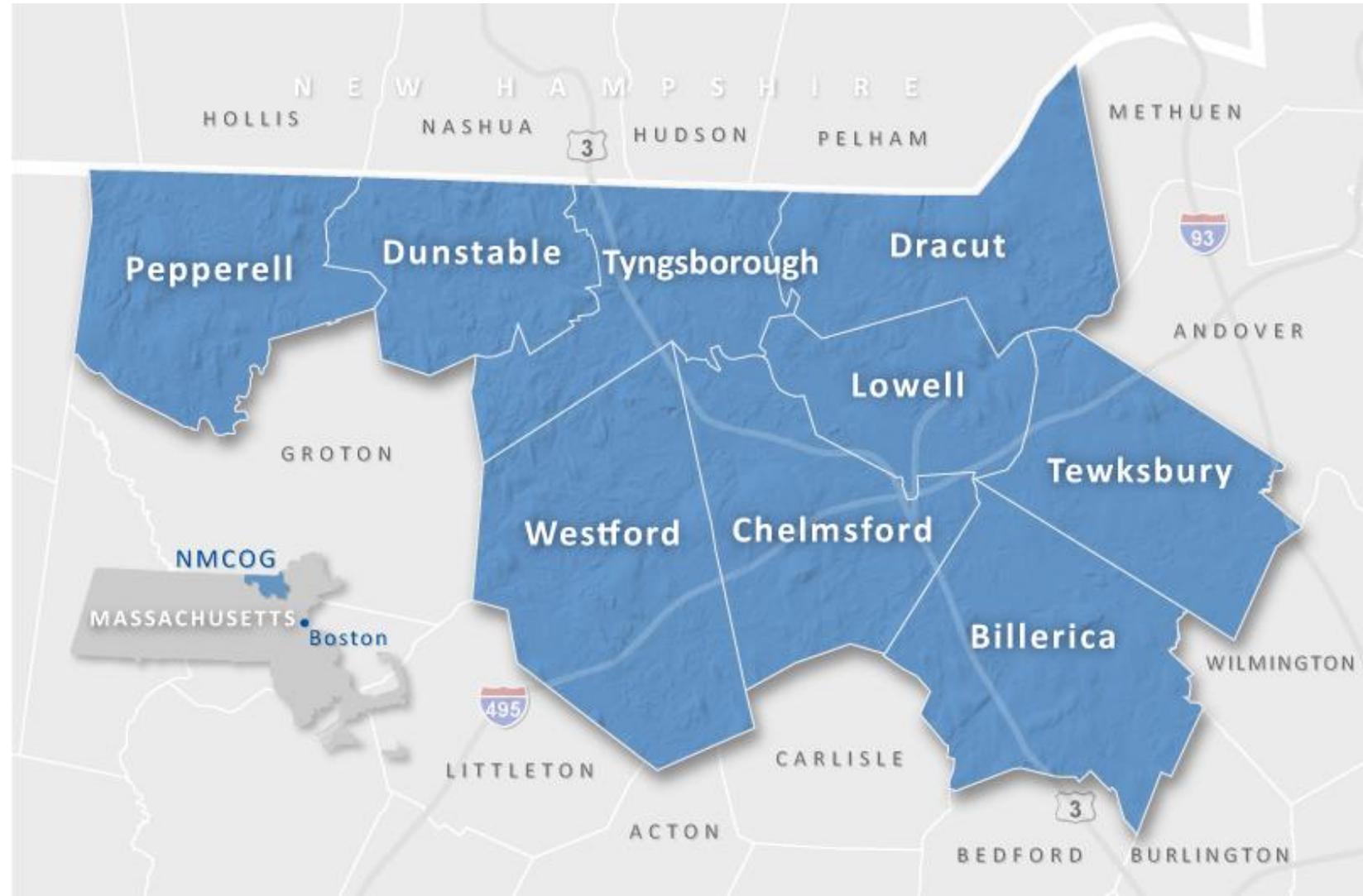
January 12, 2026



**NORTHERN  
MIDDLESEX  
COUNCIL OF  
GOVERNMENTS**  
SERVING THE REGION SINCE 1963

# ABOUT US

- Regional planning agency for established in 1963
- 18-member policy board with representatives from nine municipalities in Greater Lowell
- Purpose: to increase the municipal capacity, foster regional cooperation and coordination, including providing local and regional planning services to member communities



# LOCAL DESIGNEES



**Pat Wojtas**  
Select Board  
Representative

Also serves on the  
Northern Middlesex  
Metropolitan Planning  
Organization (MPO)



**John Sousa**  
Planning Board  
Representative



**Alternate**  
Douglas Bruce

- NMCOG Finance  
Committee

# OUR WORK WITH THE TOWN

- Chelmsford Street Concept & Signature Properties
- Open Space and Recreation Plan (adopted by Town; approved by DCS/EOEEA through May 2035)
- Housing Production Plan (adopted by Town; under review by EOHLC)
- Ledge Road Update
- LRTA Jobs Accessibility Analysis
- Transportation Improvement Program (TIP) (Rourke Bridge, VFW Highway, I-495 Interchange)
- Regional traffic counting program
- LRTA capital and operational support

# REGIONAL COLLABORATION

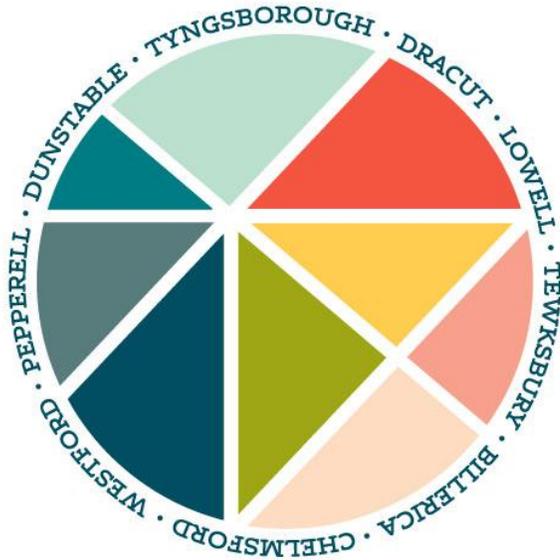
- [Northern Middlesex Stormwater Collaborative](#)
- [Greater Lowell Stronger Together 2025-2030 Comprehensive Economic Development Strategy](#)
- [At Home in Greater Lowell: regional housing strategy](#)
- [Envision 2050](#)
- [Greater Lowell Vision Zero Plan](#)
- [Greater Lowell Bicycle and Pedestrian Plan](#)
- [LRTA Bus Stop Inventory](#)
- [Regional Digital Equity Plan](#)
- [Northern Middlesex CEO Group](#)



# WHAT'S NEXT

- Managed Growth Strategy
- At Home in Greater Lowell Phase 2
- Northern Middlesex Comprehensive Watershed Study – Merrimack River Revive
- Green Communities regional support
- Pilot of TIP Funding Programs





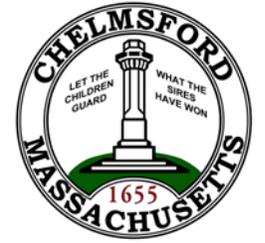
# NORTHERN MIDDLESEX COUNCIL OF GOVERNMENTS

SERVING THE REGION SINCE 1963

Jenny Raitt  
Executive Director  
[jraitt@nmcog.org](mailto:jraitt@nmcog.org)  
(978) 454-8021 x 120

Kelly Lynema, AICP  
Deputy Director  
[klynema@nmcog.org](mailto:klynema@nmcog.org)  
(978) 454-8021 x 116

# DPW ARPA UPDATE – JANUARY 2026



- \$10.89 million allocated/procured through ARPA
- 77 total projects created from ARPA funds, 100% projects/funds procured
- Funding program ends December 2026
- 14 of 77 projects remain to be closed out, all estimated before December 2026
- 93% projects invoiced/spent (\$10.12 million) as of 12/31/2025

## CHELMSFORD ARPA PROJECT SUMMARY - REMAINING PROJECTS

<u>Number</u>	<u>Project Description</u>	<u>Project Status</u>	<u>Total Project ARPA Forecast</u>	<u>Amount Spent / Invoiced</u>
1b	Mechanical Support - School HVAC Systems through December 2026	Project awarded to NB Kenney, 3 year HVAC on call contract. Funds to be spent before September 2026.	\$ 525,125	\$284,708
3	Modular RTU Repl. CHS, McCarthy, Parker	Closeout remains. Target spring 2026 completion.	\$ 733,977	\$729,246
34	Culvert Structural Assessments	Second phase of culvert assessment to be completed by spring 2026.	\$ 100,000	\$56,541
47	Graniteville/Davis Road Watershed Assessment	Closeout remains. Target spring 2026 completion.	\$ 147,010	\$138,469
53	Culvert/Bridge Repairs along Stony Brook	Completed. Closeout remains.	\$ 506,308	\$495,783
54	Montview Road Drainage Improvements	Private inflow removal to be completed spring/summer 2026.	\$ 78,714	\$76,361
57	Pilot Smoke Testing Sewer System	Remaining budget to be used for smoke testing summer 2026.	\$ 54,500	\$52,878
58	Perform GAP Analysis for Protection of Town's Groundwater and Drinking Water	Project underway. Anticipate spring 2026 completion.	\$ 40,360	\$0
67	McCarthy School Switchgear Assessment and Repairs	Project completed. Closeout and payment remains.	\$ 22,520	\$16,596
70	Town Offices Bathroom Renovation Design	Design underway. Anticipate construction summer 2026.	\$ 57,500	\$33,840
73	Police Station and Adams Library Sprinkler Repairs	Nearing end of project completion. Anticipate spring 2026.	\$ 58,880	\$39,185
74	McCarthy School Switchgear Assessment and Repairs - Panel Boards	Anticipate completion summer 2026.	\$ 147,471	\$127,471
75	Police Station Fuel Pump Repairs	Anticipate spring 2026 completion.	\$ 6,518	\$0
76	Easement and ROW Surveying Service Contract	Contract underway. Anticipate spring/summer 2026 completion.	\$ 100,000	\$70,173
			<b>\$ 10,578,612</b>	<b>\$ 10,122,297</b>
			<b>\$456,315</b>	

# **PROPOSED RESOLUTION SUPPORTING A STRENGTHENED FISCAL PARTNERSHIP BETWEEN MUNICIPAL AND STATE GOVERNMENTS IN FISCAL 2027 AND BEYOND**

**Whereas**, the ability of city and town governments to provide essential public services and adequately invest in reliable and resilient public infrastructure is critical to support the well-being of every resident and business across the Commonwealth;

**Whereas**, state law limits avenues for municipal revenue generation, requiring heavy reliance on property taxes that are tightly capped by Proposition 2½, which has not kept pace with inflation and non-discretionary cost drivers that continue to grow beyond municipal control;

**Whereas**, existing and proposed state and federal mandates require investments beyond the reach of municipal budgets that are statutorily and politically constrained in their ability to generate revenues;

**Whereas**, sufficient and reliable state funding to municipalities and local public school districts is a pillar of support to ensure that cities and towns have the capacity to deliver high-quality municipal and school services that are essential to the success of the Commonwealth;

**Whereas**, today's investments in public schools are a direct, long-range investment in the well-being of local and state economies, and adequate state support to school districts is essential to student success;

**Whereas**, current funding practices for charter schools divert Chapter 70 education aid away from local school districts, exacerbating stressed municipal and district budgets;

**Whereas**, the cost of housing is undermining local economies and increasing the costs of providing services;

**Whereas**, the expiration of direct funding through the American Rescue Plan Act (ARPA) and recent policy changes for various federal programs require municipalities to adjust to a new fiscal reality;

**Whereas,** to ensure that municipalities have the fiscal capacity to deliver the high-quality municipal and school services that are essential to support local economies and families in every corner of the Commonwealth, cities and towns desperately need an adequate share of state revenues, an effective and fair municipal tax system, necessary tools to plan for and fund long-term liabilities, state support for investments in the municipal workforce and capital investments, and full funding for any new or existing state mandates;

***Therefore, it is hereby resolved that the members of the Massachusetts Municipal Association support the following policy positions to ensure a robust and resilient partnership between cities and towns and the Commonwealth in order to fortify our collective well-being in fiscal 2027 and through an era of growing uncertainty.***

**In the Area of Municipal and School Aid:**

In fiscal 2027, unrestricted municipal aid should grow by at least the same rate as the growth in state tax collections, and, consistent with the policy recommendations and guidance of the 2025 MMA municipal finance report “A Perfect Storm: Cities and Towns Face Historic Fiscal Pressures,” the Commonwealth should pursue more robust increases that strengthen local fiscal capacity and sustainability, with such aid distributed without earmarks, conditions, or restrictions to all cities and towns so that local officials and residents can adequately fund essential municipal and school services while avoiding an overreliance on the property tax;

State Lottery proceeds, and the revenue from expanded gaming that is statutorily dedicated to pay for municipal services, should be used to support the Commonwealth’s commitment to unrestricted municipal aid;

Chapter 70 school aid should be increased in fiscal 2027 consistent with the Commonwealth’s constitutional obligation to ensure adequate funding in all schools, at a minimum following the updated spending standard and original phase-in schedule adopted in the 2019 Student Opportunity Act, with each city, town and school district receiving a minimum increase of \$150 per student;

The governor and the Legislature should reform the calculation of the required local contribution under Chapter 70, including the “target local share,” and adopt changes to mitigate reliance on the property tax to fund local schools, in particular ensuring that a municipality’s increase in Unrestricted General Government Aid is greater than the increase in required local contribution;

The governor and the Legislature should review and address fiscal challenges facing rural schools, including the recommendations of the Commission on the Long-Term Fiscal Health of Rural School Districts;

The governor and the Legislature should amend charter school finance law to mitigate the burden placed upon cities and towns by increasing and extending charter school mitigation payments, limiting charter school tuition assessments placed on local government, providing a means for direct state appropriation of additional tuition payments to charter schools funded outside of Chapter 70 local district aid, decoupling student performance from tuition assessment limitations, and requiring a local impact analysis when considering new or expanded charter schools;

Pending passage of charter school finance reform legislation, the full amount of the schedule in the Student Opportunity Act to fund charter school mitigation payments should be appropriated for fiscal 2027 so that each district is reimbursed in full according to the schedule in the Student Opportunity Act;

Full funding of the Commonwealth's commitments to the Special Education Circuit Breaker Program, as provided by state law, should be appropriated, adhering to the Student Opportunity Act;

Pending review by the commission created to promote geographic equity in the state-owned land PILOT program, the full amount of the Commonwealth's obligations to the program, including a hold-harmless provision, should be included in the fiscal 2027 budget. The PILOT program for state-owned land should also be reviewed to analyze the financial impact that different activities on state-owned land have on municipalities;

The governor and the Legislature should fully fund the state's obligations to reimburse the costs of regional school transportation, regular school transportation, out-of-district vocational transportation, and the transportation of homeless students under the McKinney-Vento unfunded mandate;

Full funding of the Commonwealth's obligations and commitments to Chapter 40S "smart growth" reimbursements, regional and municipal libraries, anti-gang grants, innovation and regionalization grants, the Community Compact Best Practices program, and other effective municipal and school aid programs should be included in the fiscal 2027 budget;

**In the Area of Capital Projects and Budgeting:**

The governor and the Legislature should work together to ensure timely continuation of the historic investments in the Chapter 90 road and bridge program, including

authorizing at least \$350 million annually through a multi-year bond bill authorization and direct appropriation, indexed to grow to match construction inflation, with a notice of allocations for fiscal 2027 by March 1, 2026;

The governor and the Legislature should strengthen Massachusetts School Building Authority and Massachusetts Board of Library Commissioners grants by adjusting reimbursements to reflect the actual costs of construction;

The state's fiscal 2027 capital plan should include funding for MassWorks, HousingWorks, and all grant programs through the Community One Stop for Growth to help pay for important local infrastructure projects, including housing, economic development, and road safety programs;

The Legislature and governor should continue to prioritize investments in essential water resource infrastructure to ensure drinking water, wastewater, and stormwater infrastructure is in a state of good repair, able to withstand changing weather patterns, and expanded as needed to serve housing development. Contamination mitigation, including but not limited to PFAS and Combined Sewer Overflow mitigation, must also be prioritized;

Continued prioritization of support to cities and towns to assess and respond to challenges related to climate change, including the Municipal Vulnerability Preparedness program, Coastal Resilience Grant Program, Green Communities Program, Green School Works, Disaster Relief and Resiliency Fund, among other programs, should be supported in both the fiscal 2027 budget and capital plan;

The governor and the Legislature should work with cities and towns to ensure that municipal information technology systems are modernized and resilient against cyberattacks, and enact a state funding mechanism and program to provide the resources needed to implement these investments across the state;

The governor and the Legislature should enact a state funding mechanism and program to provide the resources needed to support cities and towns with the construction and improvement of municipal buildings;

**In the Area of Local Taxing Authority, Revenues, and Modernizing Municipal Government:**

Municipalities should be granted flexibility to adopt and expand local revenues to help pay for municipal services;

The Legislature should pass the governor's proposed Municipal Empowerment Act, which would provide local governments with additional tools, flexibility, and authority to modernize practices and operate more efficiently;

Cities and towns should be granted increased local-option flexibility to implement targeted property tax relief programs, including for seniors and low-income homeowners, and to adjust the relative property tax burden for different classification of properties; and

Cities and towns should be granted new local-option flexibility to require the adoption of local PILOT agreements with nonprofit organizations;

**In the Area of Long-Term Liabilities and Sustainability:**

In order to allow cities and towns to manage current costs and ensure fiscal sustainability over the long term, the Legislature, the governor, and state agencies should determine, report, and review the actuarial liability of post-employment benefits for public employees and undertake a comprehensive reform of the laws and practices related to post-employment benefits for public employees, with an immediate focus on Other Post-Employment Benefit (OPEB) liabilities related to health insurance for retired public employees. Reform should include ways to manage liabilities and finance benefits, and should not impose any new unfunded mandates or preempt any existing decision-making authority that cities and towns currently use to manage their OPEB liability;

The governor and the Legislature should determine and report the long-term cost to cities and towns as part of the evaluation of all legislative proposals to amend public employee benefit programs, and no legislation to expand benefits should be acted upon until this cost analysis is complete and made public;

The governor and the Legislature should work closely with cities and towns to take actionable steps to strengthen the Massachusetts health care system and stabilize all health insurance costs for municipalities;

**In the Area of Timely Notice of Local Aid for Good Planning and Implementation:**

To ensure orderly and efficient financial planning at the local level and the implementation of balanced and adequate local operating and capital budgets, the governor and the Legislature should reach early agreement on unrestricted municipal aid and Chapter 70 school aid and local contribution amounts so that a consensus local aid resolution can be approved and reliable Cherry Sheets can be released by March 1;

In order to support communities in taking full advantage of the construction season, the Legislature and governor should move swiftly to finalize and make available to communities Chapter 90 road and bridge funding before March 1.

**In the Area of Housing:**

The governor and the Legislature should work with municipalities to identify and enable resources and tools that can be opted into and tailored to the unique needs of all municipalities;

**It is further resolved** that a copy of this resolution shall be provided to the governor and members of the Massachusetts General Court

**HOUSE . . . . . No. 4723**

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**The Commonwealth of Massachusetts**

\_\_\_\_\_

PRESENTED BY:

***James Arciero and Simon Cataldo***

\_\_\_\_\_

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act designating a certain bridge in the town of Chelmsford as the Ferreira Brothers Bridge.

\_\_\_\_\_

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>James Arciero</i>	<i>2nd Middlesex</i>	<i>10/14/2025</i>
<i>Tara T. Hong</i>	<i>18th Middlesex</i>	<i>11/12/2025</i>
<i>Michael J. Barrett</i>	<i>Third Middlesex</i>	<i>12/2/2025</i>
<i>Rodney M. Elliott</i>	<i>16th Middlesex</i>	<i>12/10/2025</i>
<i>Vanna Howard</i>	<i>17th Middlesex</i>	<i>12/10/2025</i>

**HOUSE . . . . . No. 4723**

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By Representatives Arciero of Westford and Cataldo of Concord, a petition (subject to Joint Rule 12) of James Arciero that a certain bridge on Gorham Street in the town of Chelmsford be designated as the Ferreira brothers bridge. Transportation.

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**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**  
\_\_\_\_\_

An Act designating a certain bridge in the town of Chelmsford as the Ferreira Brothers Bridge.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           The Gorham Street (ST3A) overpass identified by MassDOT as bridge number C-08-039  
2 spanning Interstate 495 in the town of Chelmsford shall be designated as the “Ferreira Brothers  
3 Bridge” in recognition of John C. Ferreira, Manuel C. Ferreira, and Anthony C. Ferreira for their  
4 service and contributions to the US armed forces and the town of Chelmsford. The highway  
5 division of MassDOT shall erect and maintain suitable markers bearing that designation in  
6 compliance with the standards of the division.

Property Address: 260 Old Westford Road, Chelmsford, MA 01824 (Middlesex North)

## FIRST AMENDMENT TO GRANT OF EASEMENT

The undersigned, **TOWN OF CHELMSFORD**, a municipal corporation having an address of 50 Billerica Road, Chelmsford, Massachusetts 01824, (“Grantor”) and **MASSACHUSETTS ELECTRIC COMPANY**, a Massachusetts corporation with its usual place of business at 170 Data Drive, Waltham, Massachusetts 02451 (hereinafter referred to as the (“Grantee”)), parties to or successors in interest to a Grant of Easement dated May 12, 2025, recorded with the Middlesex North District Registry of Deeds (the “Registry”) in Book 39266, Page 194 (the “Easement”), hereby agree to amend the Easement Deed as follows:

1. Add Exhibit B to the Easement, the sketch attached hereto as Exhibit B entitled; “ELECTRIC DISTRIBUTION CONSTRUCTION EASEMENT; nationalgrid; Owner(s): Town of Chelmsford; Address: 260 Old Westford Road Chelmsford, MA; Sketch to Accompany Easement for: Install 2-4” concrete encased conduit/primary cable from existing pad 1 to proposed 3ph 150kva 120/208V; WR 31222439”. All references in the Easement to Exhibit A shall, from and after the date hereof, mean the Exhibit A attached to the Easement and the Exhibit B attached to this First Amendment to Grant of Easement.
2. Grantor hereby grants to Grantee the same rights and easements to that portion of Grantor’s Land shown on the attached Exhibit A as granted to Grantee under the original Easement for the purposes described therein.
3. Except as amended hereby, the Easement remains in full force and effect according to its terms.

For Grantor’s title see deed dated December 13, 1965, recorded with the Registry in Book 1730, Page 516.

WR # 31222439  
WR # 30962899 (Orig)

05 CHEMMA GEN 002

After recording return to:  
Jaymie Law  
National Grid USA  
Service Company, Inc.  
170 Data Drive  
Waltham, MA 02451

EXECUTED as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**TOWN OF CHELMSFORD**

By: \_\_\_\_\_  
Name: Patrick J. Maloney  
Title: Chair

By: \_\_\_\_\_  
Name: Aaron Cunningham  
Title: Clerk

By: \_\_\_\_\_  
Name: Pat Wojtas  
Title: Vice Chair

By: \_\_\_\_\_  
Name: Jeffrey Hardy  
Title: Member

Commonwealth of Massachusetts

County of \_\_\_\_\_ } ss.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned Notary Public, personally appeared Patrick J. Maloney, Chair, Aaron Cunningham, Clerk, Pat Wojtas, Vice Chair and Jeffrey Hardy, Member, proved to me through satisfactory evidence of identity, which was/were \_\_\_\_\_,  
Description of Evidence of Identity

to be the persons whose names are signed on the preceding First Amendment and acknowledged to me that they signed it voluntarily for its stated purpose as the Town of Chelmsford's Select Board.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_

Place Notary Seal and/or Any Stamp Above

EXECUTED as a sealed instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

MASSACHUSETTS ELECTRIC COMPANY

By: \_\_\_\_\_  
Name: David J. Aho  
Title: Authorized Representative

Commonwealth of Massachusetts

County of \_\_\_\_\_ } ss.

On this the \_\_\_\_\_ day of \_\_\_\_\_, 2026 , before me, the undersigned Notary Public, personally appeared David J. Aho, proved to me through satisfactory evidence of identity, which was personal knowledge, to be the person whose name is signed on the preceding First Amendment to Grant of Easement, and acknowledged to me that he signed it voluntarily for its stated purpose as a person authorized by Massachusetts Electric Company.

\_\_\_\_\_  
Signature of Notary Public

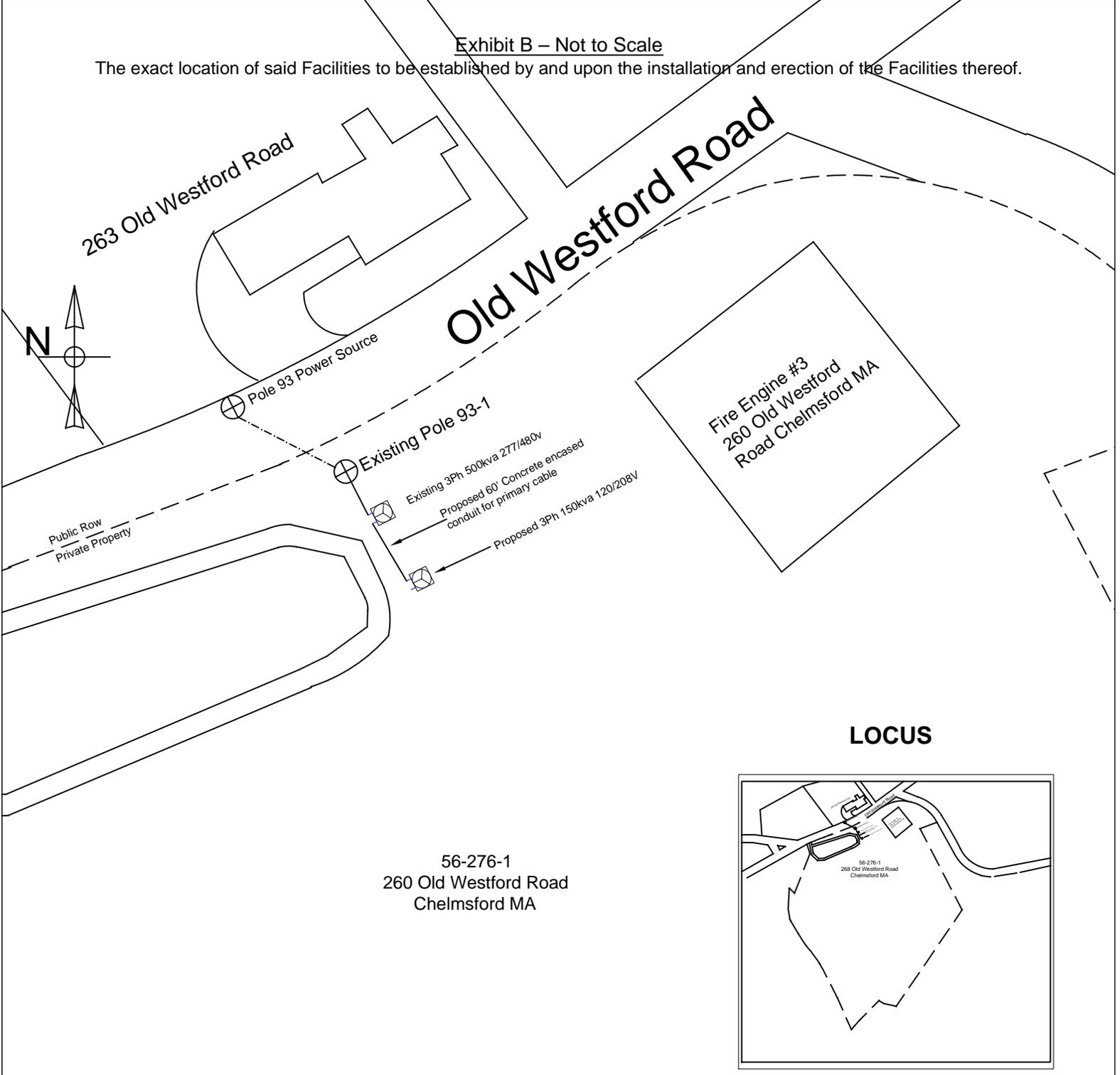
\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_

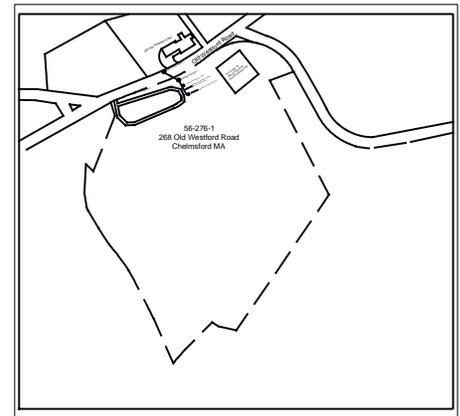
Place Notary Seal and/or Any Stamp Above

Exhibit B – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



**LOCUS**



**ELECTRIC DISTRIBUTION CONSTRUCTION EASEMENT**

**LEGEND**

 3 Phase transformers

 Existing Pole

**nationalgrid**

**Owner(s):**

Town Of Chelmsford

**Address:**

260 Old Westford Road  
Chelmsford, MA

**Sketch to Accompany Easement for:**

Install 2-4" concrete encased conduit/ primary cable from existing pad 1 to proposed 3ph 150kva 120/208V  
WR# 31222439

Date: 12/18/25

Drawn By: S.E.

DRAWING NOT TO SCALE. DISTANCES ARE APPROXIMATE.

ENGINEERING 978-250-5228  
FACILITIES 978-250-5228  
HIGHWAY 978-250-5270  
TRASH/RECYCLE 978-250-5203



PARKS 978-250-5228  
SEWER (OFFICE) 978-250-5233  
STORMWATER 978-250-5228

## DEPARTMENT OF PUBLIC WORKS

9 Alpha Road  
Chelmsford, MA 01824-3167

Christine Clancy, P.E.  
Director

Telephone: 978-250-5228  
Fax: 978-250-2416

### MEMORANDUM

Date: 1/8/2026  
To: P. Cohen, Town Manager  
From: C. Clancy, DPW Director  
Subject: DPW Bid Award Recommendations – South Row Panel Replacements and South Row Roof Replacement Project

DPW held a sealed bid opening on Friday, December 5, 2025, for the Electrical Panelboard Replacement at South Row Elementary School project. Eight (8) bids were received. Daigle Electrical Construction Corporation was the low responsive and responsible bidder with a bid amount of \$68,686. The bids ranged from \$68,686 to \$196,000. Bid results are attached. The project cost estimate was \$90,000. We have previously received favorable references for Daigle Electrical Construction Corporation and have recently completed a successful similar project with them. This project is funded through Fall Town Meeting 2025 Free cash allocations.

DPW recommends That the Town award the contract for Electrical Panelboard Replacement at South Row Elementary School project to Daigle Electrical Construction Corporation, located at 6 Danville Road, Plaistow, NH, 03865, in the amount of \$68,686.

DPW held a sealed bid opening including filed sub-bids for the South Row Elementary School Roof Replacement Project on Monday, December 29, 2025. This project is funded through the Massachusetts School Building Authority (MSBA) Accelerated Repair Program and is approximately 52% eligible for reimbursement. The project construction cost estimate was \$3.3 million. Bid results for both the general bid and the filed sub-bids are attached for reference. Eight (8) General bids were received. The lowest bid received was from Silktown Roofing in the amount of \$1,799,767. Silktown Roofing submitted a letter withdrawing their bid due to a mathematical error. The next lowest responsive bidder is WPI Construction, Inc. with a bid of \$2,027,878. Socotec AE Consulting, LLC, the project designer, provided a letter of recommendation to award this project to WPI Construction, Inc. See the attached letter for reference.

DPW recommends awarding the contract of the South Row Elementary School Replacement Project to WPI Construction, Inc., located at 5 Checkerberry Is, Webster, MA 01570, in the amount of \$2,078,878.



**SOCOTEC AE Consulting, LLC**

75 Hood Park Drive, Suite 300

Boston, MA 02129

[www.socotec.us](http://www.socotec.us)

January 6, 2026

Ms. Christine Clancy, PE  
DPW Director  
Town of Chelmsford  
9 Alpha Road  
Chelmsford, MA 01824

Re: **Letter Recommending Award of Bid**  
Roof Replacement Project  
MSBA South Row Elementary School  
250 Boston Road  
Chelmsford, Massachusetts  
SOCOTEC Project No. AE250735

Ms. Clancy:

We have reviewed the General Bids for the referenced project that were received on 12/29/25. Eight (8) bids were received; Silktown Roofing, Inc submitted a low bid of \$1,799,767. Silktown Roofing, Inc. has submitted a letter withdrawing their bid due to a mathematical error. The next lowest responsive bidder is WPI Construction, Inc with a bid of **\$2,027,878**. WPI Construction, Inc. provided all documents required with their bid.

WPI Construction, Inc. did submit a signed Form for General Bid, 5% Bid Bond, Certificate of Eligibility, and a DCAMM Update Statement as requested in the contract documents. WPI Construction, Inc did acknowledge receipt of Addendum Nos. 1, 2, 3, 4, 5, & 6 on their Form for General Bid.

We have considered the information submitted by WPI Construction, Inc. in their DCAMM Certificate of Eligibility and their DCAMM Update Statement. WPI Construction, Inc. is DCAMM certified in Roofing, with an Average Project Evaluation Rating of 94. WPI Construction, Inc. is a low volume general contracting company, with an Aggregate Work Limit (AWL) of \$7,201,000 and a Single Project Limit (SPL) of \$2,078,000.

Based on recently completed projects with SOCOTEC AE Consulting, LLC and positive feedback from references, we believe they are qualified to perform work on this project; they do possess the skill and ability necessary for faithful performance of the work called for by the contract. Based on the above information, we believe that WPI Construction, Inc. has submitted the low, eligible, and responsible bid for this project. We recommend that this project be awarded WPI Construction, Inc. We trust this information meets your needs at this time. Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink that reads 'Richard J. Gorham'.

Richard J. Gorham  
Senior Project Manager  
Phone: 617-464-6939  
Cell: 781-413-5106  
Email: [richard.gorham@socotec.us](mailto:richard.gorham@socotec.us)

TOWN OF CHELMSFORD - Bid Opening- MSBA SOUTH ROW ELEMENTARY SCHOOL ROOF REPLACEMENT PROJECT

12/29/2025 1:00 PM

Location: Chelmsford DPW, 9 Alpha Road, Chelmsford, MA

Bidder	Electrical Sub Bidder	Plumbing Sub Bidder	ON TIME	Bid Bond	Add 1	Add 2	Add 3	Add 4	Add 5	Add 6	General Bid Form	Certificate of Health & Safety	Certificate of Non Collision	Tax Attestation	Certificate of Authority	Cert of Payment of Prevailing Wages	References (3)	Asbestos Disclaimer	DCAMM Update	Signed	Bid Price
WPI Construction, Inc	Dagle Electrical Construction Corp	Michael Russo Jr. Plumbing and Heating Co	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$2,027,878
Corolla Roofing	Not acknowledged	Not acknowledged	Y	Y	Y	Y	Y	Y	Y	Not acknowledged	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$3,605,000
Gibson Roofs, Inc	Dagle Electrical Construction Corp	Michael Russo Jr. Plumbing and Heating Co	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$3,356,000
J.D Rivet & Co, Inc	Dagle Electrical Construction Corp	Michael Russo Jr. Plumbing and Heating Co	Y	Y	Y	Y	Y	Y	Y	Not acknowledged	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$2,616,425
Greenwood Industries	Dagle Electrical Construction Corp	Michael Russo Jr. Plumbing and Heating Co	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$2,387,000
Silktown Roofing	Dagle Electrical Construction Corp	Michael Russo Jr. Plumbing and Heating Co	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$1,799,867
Wayne Roofing Systems LLC	Not acknowledged	Not acknowledged	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$2,824,000
Titan Roofing, Inc	Dagle Electrical Construction Corp	Michael Russo Jr. Plumbing and Heating Co	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$2,422,484

**TOWN OF CHELMSFORD - Bid Opening- ELECTRICAL PANELBOARD REPLACEMENTS at SOUTH ROW ELEMENTARY SCHOOL**

**12/5/2025 10:00am**

Location: Chelmsford DPW, 9 Alpha Road, Chelmsford, MA

Bidder	ON TIME	Bid Bond	Addendum 1	Certificate of Health & Safety	Certificate of Non Collusion	Tax Attestation	Certificate of Authority	Cert of Payment of Prevailing Wages	References (3)	Asbestos Disclaimer	Signed	Bid Price
Galway Electrical Co. Inc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$114,700
Ham Electric, LLC	Y	Y	Y	Y	Y	Y	Not Filled Out	Y	Y	Y	Not Signed	\$114,336
Dagle Electrical Construction Corp.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$68,686
Your Electrical Solution, Inc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$92,000
Ardent Group, Inc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$85,000
DMH Electric, Inc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$85,555
JMC Electrical Solutions	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$196,000
Mercier Electric & Communications, Inc.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	\$79,314

The Town of Chelmsford  
CITIZEN PETITION  
2026 Spring Annual Town Meeting Article  
*In accordance with M.G.L. c. 39 § 10*

**COPY**

RECEIVED

2026 JAN -6 PM 3:49

TOWN OF CHELMSFORD  
PATRICIA E. DZURIS  
TOWN CLERK

Date and Time received by Town Clerk/Registrar

INSTRUCTION TO PETITIONER

1. The Petitioner will be the contact name listed in the Warrant and should be the first registered voter to sign this petition form.
2. Before gathering signatures, please consult the Town Manager's office to confirm that the language of your article is actionable. It will be voted at Town Meeting exactly as worded in your typed submission.
3. Return this citizen petition to the Town Manager's Office when complete. A minimum of 10 signatures is required for an Annual Town Meeting article. It is suggested you obtain more than that for verification.

DEADLINE: 4 PM, - January 6, 2026

- Citizen petitions must be **FIRST** submitted to the Town Manager's Office. The Town Manager's office will submit document to Town Clerk/Registrar of Voters for certification of names.

Name of  
Petitioner: BRIAN LATINA

Address: 15 JESSE ROAD CHELMSFORD 01824  
Street & number apartment/unit Chelmsford zip code

Phone: \_\_\_\_\_ Work/Cell: Cell: (978) 987-6427

Email: blatina@comcast.net

Proposed Warrant Article:

To see if the Town will vote to overturn the adopted 2025 Fall Town Meeting Warrant Article 29 Zoning Bylaw Amendment Definition of Family, changing the Definition of Family in Zoning Article XX, Terminology, from the pre-existing Relationship Based Definition of Family to a Zoning Terminology Based Definition of Family and restore the pre-existing Relationship Based Definition of Family.

; or act in relation thereto.

## INSTRUCTIONS TO SIGNERS

- For your signature to be valid you must be a registered voter in the Town of Chelmsford and your signature should be written substantially as registered. If you are prevented by physical disability from writing, you may authorize some person to write your name and residence in your presence.

## SIGNERS' STATEMENT

We, the undersigned registered voters of Chelmsford, do hereby petition the Select Board to include the Article printed on the reverse side of this form in the Warrant of the Spring Annual Town Meeting.

	CHECK	SIGNATURE <small>To be made in person with name as registered</small>	PRINT NAME <small>LEGIBLY</small>	ADDRESS <small>As registered to vote in Chelmsford street, number, unit, and zip code</small>	PRECINCT
1		<i>Brian P. Latina</i>	Brian P. Latina	15 Jessie Rd	9
2		<i>Cathleen Latina</i>	Cathleen Latina	15 Jessie Rd	9
3		<i>Matthew Latina</i>	Matthew Latina	15 Jessie Rd	9
4		<i>Richard Fratus</i>	Richard Fratus	11 Muriel Rd	9
5		<i>Deborah Fratus</i>	Deborah Fratus	11 Muriel Rd	9
6		<i>Elena D. Bowman</i>	ELENA D. BOWMAN	3 JULIO ST	10
7		<i>Christine E. Bowman</i>	CHRISTINE E. BOWMAN	3 JULIO ST	10
8		<i>Karen A. Bowman</i>	KAREN A. BOWMAN	3 Julio St	10
9		<i>Kathleen Braga</i>	KATHLEEN BRAGA	13 Dominic Dr	10
10		<i>Nancy Haskell</i>	Nancy Haskell	13 Dominic Dr.	10
11		<i>Robert Simark</i>	Robert Simark	4 Julio St	10
12					
13					
14					
15					
16					
17					
18					
19					
20					

## INSTRUCTIONS TO REGISTRARS

You must time stamp or write in date and time these papers are received. Check this  against the name of each qualified voter to be certified. For names not certified use the following code. Draw a line through any blank spaces not containing signatures. N - No such registered voter at that address or address is illegible; S - unable to identify signatures as that of voter because of form of signature, or signature is illegible; T - already signed same citizen petition article.

### CERTIFICATION OF NAMES

At least three registrars names must be signed or stamped below:

\_\_\_\_\_  
*Month and day*

We certify that:

\_\_\_\_\_  
*Number of names certified (use numbers and words)*

Above signatures checked  are the names of qualified voters from Chelmsford.

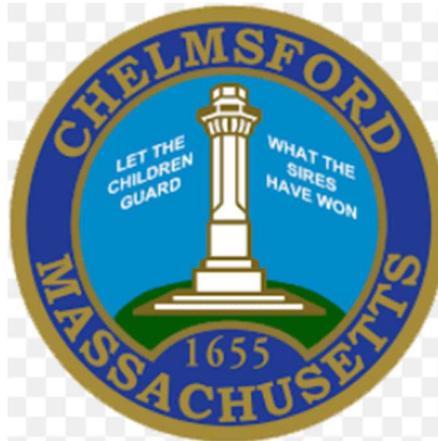
# CHELMSFORD FIRE STATION #3 AND #5 PROJECTS

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## Owner's Project Manager (OPM) Monthly Project Report

5 January 2026

Prepared for:



Town of Chelmsford

Prepared by:



## I. EXECUTIVE SUMMARY

The project has completed the Design Development (DD) phase and has advanced into the Construction Documents (CD) phase, which is scheduled for completion by the end of February 2026. At the conclusion of the DD phase, two independent cost estimates were prepared by separate cost consulting firms. These estimates were subsequently reconciled, and based on the latest reconciled estimate, the project remains on budget.

Prior to completing the CD phase and advertising the project for bidding, a 90% CD estimating set will be issued to the cost consultants for a final cost estimate. This effort will help ensure that the construction contract remains within the approved budget before the project goes out to bid.

Throughout the design process, the Town has remained actively engaged and has provided periodic feedback on the program and design. The project team has been meeting with the Town on a bi-weekly basis to review design progress and provide status updates. At the conclusion of the CD phase, the project team will attend a Permanent Building Committee meeting to present an update on the project's progress and outline the upcoming next steps.

Several key permitting milestones were also achieved during this phase of the project. The project team attended multiple meetings with the Planning Board, Conservation Commission, and Board of Health, and all required permit approvals have been received. The team is currently awaiting the issuance of the Orders of Conditions from the respective boards, after which all construction-related permit requirements will be incorporated into the bid documents.

Another significant milestone during this phase was the Town's receipt of a letter from the State confirming approval of its application to the Climate Leader Community Grant Program. Upon successful completion of the project, the Town will receive \$1 million in grant funding. Following project completion, the project team will provide the required documentation related to construction activities, including the installation of photovoltaic panels, HVAC systems, and the geothermal system. In addition to this grant, the project team has been coordinating with MassSave program vendors to review the design and calculate potential rebate amounts for the project.

While discussions with MassSave are ongoing, LeftField, on behalf of the Town, has applied for new electric services for both stations. Agreements with the utility company, National Grid, have been executed, and National Grid's legal team is currently

preparing the required easement documents. Once finalized, these easements will be brought forward for approval at the Spring 2026 Town Meeting.

LeftField has also initiated the contractor prequalification process, which is required by law due to the project's construction cost exceeding the statutory threshold for prequalification. Requests for Qualifications (RFQs) for both filed sub-bidders and general contractors have been prepared, advertised, and made publicly available. Qualification submissions are due on January 9<sup>th</sup>, after which the prequalification review subcommittee will evaluate the submissions. Only contractors deemed qualified through this process will be eligible to bid on the project.

In addition, LeftField has been coordinating with several external consultants outside of TGAS's contract, managing scopes such as environmental investigations and geothermal well design on behalf of the Town. The geothermal drilling contractor has completed a test well and thermal conductivity testing. With this data, the mechanical engineer will be able to finalize the design of the geothermal heating and cooling system.

The geoenvironmental consultant has also collected soil samples and coordinated the required notifications with the Massachusetts Department of Environmental Protection (DEP). While PFAS concentrations were identified below the threshold requiring special disposal, PFOS was detected in the soil. As a result, soil excavated from affected areas will require disposal at a regulated facility. The disposal location and any additional testing will be coordinated with the contractor and the consultant during construction.

LeftField will continue to manage and coordinate these consultant efforts on behalf of the Town and will provide ongoing updates as the project progresses.

For additional information, please refer to the relevant sections of this report.

## II. PROJECT PROCUREMENT

### Architect/Engineer Procurement:

The contract between the Town and The Galante Architecture Studio (TGAS) was officially executed on June 15, 2025. TGAS is responsible for providing basic design services, including architectural, structural, mechanical, electrical, plumbing, fire protection (MEP/FP), civil, and landscape architectural services. In addition, TGAS is managing reimbursable services such as geotechnical engineering, wetland delineation, and other

specialty consultants as outlined in the design contract. Full details of the design scope are included in the executed contract.

The Town and TGAS executed a contract amendment to include photovoltaic (PV) roof-mounted solar panels at Stations #3 and #5, as well as a geothermal heating and cooling system at Station #3.

#### **Owner's Project Manager Procurement:**

LeftField was awarded the Owner's Project Management (OPM) contract to provide project management services throughout the design and construction phases of the project. The scope of OPM services includes three independent cost estimates during the design phase, as well as limited site supervision during the construction phase for both fire stations—assuming both stations will be constructed concurrently.

#### **General Contractor:**

LeftField has initiated the contractor prequalification process for both the filed sub-bidders and general contractors. The RFQ has been prepared and advertised. Qualification submissions are due on January 9, after which the packages will be reviewed and forwarded to the prequalification subcommittee for approval of the qualified contractors.

The bidding is scheduled for March 2026, with the construction contract expected to be awarded following the bidding process in early spring 2026.

#### **Geo-environmental Design Consultant:**

The Town is responsible for conducting the geo-environmental site assessment in accordance with Massachusetts General Law Chapter 21E. On behalf of the Town, LeftField solicited proposals from design consultants, and the contract for geo-environmental services was awarded to Universal Environmental Consultants (UEC).

UEC investigated both stations and, after testing, identified PFAS-6 in the soil, which required additional investigation and notification to the DEP. Following further review, it was determined that special disposal is not required based on the PFAS-6 levels. However, PFOS was also detected in the soil, which does require disposal at a regulated facility. This disposal will be coordinated with the contractor and UEC.

#### **Geothermal Test Well Contractor:**

The Town executed a contract with Skillings & Sons, LLC to perform a geothermal test well and associated thermal conductivity testing in support of the geothermal HVAC system design. Skillings & Sons obtained the required well opening permit and mobilized to the site

on November 13, 2025. Upon mobilization, construction fencing was installed around the drilling area to maintain site safety.

The contractor drilled the test well to a depth of approximately 805 feet below grade, installed the geothermal loop, and performed the required thermal conductivity testing. Upon completion, the test results and final report were submitted to the Town and the design engineer to inform and support the final geothermal HVAC system design.

### III. PROJECT BUDGET & INVOICING

The Design Development (DD) pricing set was prepared by the design team, TGAS, and issued to the project team on October 31, 2025. The DD pricing was independently estimated by both LeftField's and TGAS's cost estimators, after which the two estimates were reconciled. The reconciled estimates are included in the Attachments section of this report and confirm that the project remains within the approved budget.

Based on the schematic design-level estimate and additional \$1 million grant money, the overall construction cost is projected at approximately \$20.5 million, while the total project budget remains \$26 million.

To support the project budget, the Town, Fire Department, and project team jointly decided not to construct temporary fire stations. During construction, Engine 3 will be temporarily reassigned to Station 2, and the Engine 5 crew will operate out of Fire Headquarters.

More detailed cost estimates will be developed at the construction documents phase as the design advances and specifications for each scope of work, including the geothermal and solar panel systems, are completed. While significant value engineering (VE) efforts are not anticipated at this stage, the project team will continue to review select design elements with Town leadership and make adjustments as needed.

LeftField continues to actively monitor the overall project budget through both internal tracking and its accounting system, which manages and reviews all project invoices. All invoices are reviewed by LeftField prior to submission to the Town for monthly payment processing.

The updated project budget and invoice package for December 2025 are included in the Attachments section of this report.

### IV. PROJECT SCHEDULE

LeftField developed the initial project schedule and shared it with the Town. This schedule aligns with the OPM and Designer RFQ documents and has been accepted as the baseline schedule.

The team anticipate to complete the project by October-November 2027. However, since the addition of the photovoltaic (PV) solar panel to station #3 and #5 and geothermal heating and cooling system to station #3, the completion of the project might be a little longer than anticipated. Nevertheless, the team targets to move the fire fighters to the new buildings before the second winter of the construction, which will be before December 2027.

The project schedule is included in the attachments section of this report.

## V. DESIGN UPDATE

The design development review comments from the Town have been received and are being incorporated into the design. The Construction Documents (CD) phase is anticipated to be completed by February 27, 2026. The design team will also issue a separate 90% Construction Documents (CD) progress set, which will be provided to the estimators to prepare a construction cost estimate based on the 90% CD drawings. All design consultants, including civil, landscape, mechanical, electrical, plumbing, fire protection, security, technology, and solar have been actively coordinating their work with TGAS to produce the construction documents drawings and specifications.

The Town and project team have participated in multiple design meetings to review and clarify the scope of work for each discipline, including Owner-furnished and installed Furniture, Fixtures, Equipment (FFE), and Technology Equipment. Interior and exterior building material samples have been shared with the Town.

Geothermal and solar systems have been incorporated into the project scope, and detailed design coordination is ongoing. LeftField has been assisting the Town with the procurement and coordination of geothermal test wells and related design development activities.

The project team continues to meet regularly with the Town and leadership group to incorporate feedback and maintain alignment on design goals. Biweekly design meetings are held throughout the design phase, with additional sessions scheduled as needed to address specific topics.

## VI. PERMITTING UPDATE

The project team met with various Town departments, including the Conservation Agent, Planning Director, DPW Director, Health Director, Building Inspector, and Engineering Department, to review the project. Following these meetings, the team

prepared a permitting roadmap, submitted the required applications, and addressed comments from the respective boards. As a result, the following permit approvals were successfully obtained:

- ZBA: October 2
- Planning Board: November 12 and December 10
- Conservation Commission: November 25
- Board of Health: December 2

The project team also met with the Permanent Building Committee to provide project updates to committee members and abutters. The next Permanent Building Committee meeting is scheduled for the end of the Construction Documents phase in February 2026.

## VII. CONSTRUCTION UPDATE

Construction for both stations is scheduled to begin following the bidding process, approximately in early spring 2026. Both stations are planned to start concurrently, with an estimated construction duration of approximately 16-18 months.

## VIII. ATTACHMENTS

- Attachment A Updated Project Budget
- Attachment B Monthly Project Invoice Package for December 2025
- Attachment C Updated Project Schedule
- Attachment D DD Level Construction Cost Estimates

# ATTACHMENT A - UPDATED PROJECT BUDGET

## TOWN OF CHELMSFORD - FIRE STATIONS #3 AND #5 - BUDGET TRACKING

Town of Chelmsford

Chelmsford Fire Stations #3 and #5

Project Director / Manager: David Saindon / Hamdi Cobanoglu



Period Ending 12/31/2025  
Includes Invoice Package # 8

Current Budget

	Orig. Budget	Budget Changes	Revised Budget	Committed Costs	Expended	Unspent	Remaining Budget	% Complete	CTC	Anticipated C @ C	Variance
	[A]	[B]	[C]	[D]	[E]	[F]=[D]-[E]	[G]=[C]-[D]	(against commit't'd) [H]=[E]/[D]	(beyond committed) [I]	[J]=[D]+[I]	(Under) / Over [K]=[J]-[C]
<b>0100 0000 ADMINISTRATION</b>	<b>\$1,080,000</b>	<b>\$0</b>	<b>\$1,080,000</b>	<b>\$990,000</b>	<b>\$220,000</b>	<b>\$770,000</b>	<b>\$90,000</b>		<b>\$90,000</b>	<b>\$1,080,000</b>	<b>\$0</b>
0101 0000 Legal Fees	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$25,000		\$25,000	\$25,000	\$0
0102 0000 Owner's Project Manager - Basic Services - SD thru Closeout (Leftfield)	\$990,000	\$0	\$990,000	\$990,000	\$220,000	\$770,000	\$0	22%	\$0	\$990,000	\$0
0102 0400 Schematic / Design Development	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 0500 Construction Contract Docs & Bidding	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 0700 Construction Contract Administration	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 0800 Closeout	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 1000 Reimbursable & Other Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0102 1200 Electronic Bidding Services (BidDocs)	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$10,000		\$10,000	\$10,000	\$0
0103 0000 Advertising	\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$5,000		\$5,000	\$5,000	\$0
0199 0000 Other Administrative Costs	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$50,000		\$50,000	\$50,000	\$0
<b>0200 0000 ARCHITECTURE &amp; ENGINEERING</b>	<b>\$2,350,000</b>	<b>\$0</b>	<b>\$2,350,000</b>	<b>\$2,183,708</b>	<b>\$996,189</b>	<b>\$1,187,520</b>	<b>\$166,292</b>		<b>\$166,292</b>	<b>\$2,350,000</b>	<b>\$0</b>
0201 0000 A&E - Basic Services - SD thru Closeout (Galante)	\$2,000,000	\$0	\$2,000,000	\$1,985,000	\$952,800	\$1,032,200	\$15,000		\$15,000	\$2,000,000	\$0
0201 0200 Feasibility Study	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0300 Schematic Design	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0400 Design Development	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0500 Construction Contract Documents	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0600 Bidding	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0700 Construction Contract Administration	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0800 Closeout	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0201 0800 Estimating	inc. above	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0203 0000 Reimbursable Services											
0203 9900 Other Reimbursable Costs	\$350,000	(\$195,613)	\$154,388	\$3,096	\$3,096	\$0	\$151,292	100%	\$151,292	\$154,388	\$0
0203 9900 PV Design (SDA) (Amend #1)	\$0	\$170,274	\$170,274	\$170,274	\$30,333	\$139,941	\$0	18%	\$0	\$170,274	\$0
0203 9900 Survey of Station 5 Adjacent Parcel (GPI) (Amend #2)	\$0	\$3,960	\$3,960	\$3,960	\$3,960	\$0	\$0	100%	\$0	\$3,960	\$0
0203 9900 ZBA Variance & Add Survey for Geothermal Wells (GPI & BH) (Amend #3)	\$0	\$21,379	\$21,379	\$21,379	\$6,000	\$15,379	\$0	28%	\$0	\$21,379	\$0
<b>0500 0000 CONSTRUCTION CONTRACT</b>	<b>\$18,800,000</b>	<b>\$1,700,000</b>	<b>\$20,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$20,500,000</b>		<b>\$20,500,000</b>	<b>\$20,500,000</b>	<b>\$0</b>
0501 0000 Construction Contract (Station #3)	\$8,200,000	\$1,900,000	\$10,100,000	\$0	\$0	\$0	\$10,100,000		\$10,100,000	\$10,100,000	\$0
0502 0000 Change Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0503 0000 Construction Contract (Station #5)	\$9,500,000	\$900,000	\$10,400,000	\$0	\$0	\$0	\$10,400,000		\$10,400,000	\$10,400,000	\$0
0504 0000 Change Orders	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0505 0000 Temporary Fire Stations	\$1,100,000	(\$1,100,000)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
<b>0600 0000 MISCELLANEOUS PROJECT COSTS</b>	<b>\$300,000</b>	<b>\$45,689</b>	<b>\$345,689</b>	<b>\$115,689</b>	<b>\$77,982</b>	<b>\$37,707</b>	<b>\$230,000</b>		<b>\$230,000</b>	<b>\$345,689</b>	<b>\$0</b>
0601 0000 Utility Company Backcharges and Utility Use for Temp Stations	\$120,000	(\$20,000)	\$100,000	\$0	\$0	\$0	\$100,000		\$100,000	\$100,000	\$0
0602 0000 Inspection and Testing	\$120,000	\$0	\$120,000	\$0	\$0	\$0	\$120,000		\$120,000	\$120,000	\$0
0603 0000 Peer Review	\$10,000	\$0	\$10,000	\$0	\$0	\$0	\$10,000		\$10,000	\$10,000	\$0
0604 0000 Other Misc. Costs	\$50,000	(\$50,000)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
0604 0000 Phase I ESA (UEC)	\$0	\$4,500	\$4,500	\$4,500	\$4,500	\$0	\$0	100%	\$0	\$4,500	\$0
0604 0000 Hydrant Flow Test (Rustic FP)	\$0	\$2,000	\$2,000	\$2,000	\$2,000	\$0	\$0	100%	\$0	\$2,000	\$0
0604 0000 GeoEnvironmental (KMM)	\$0	\$6,100	\$6,100	\$6,100	\$6,100	\$0	\$0	100%	\$0	\$6,100	\$0
0604 0000 GeoEnvironmental (Coneco)	\$0	\$20,859	\$20,859	\$20,859	\$0	\$20,859	\$0	0%	\$0	\$20,859	\$0
0604 0000 LSP - RNF and Additional Assessment (Coneco)	\$0	\$12,650	\$12,650	\$12,650	\$0	\$12,650	\$0	0%	\$0	\$12,650	\$0
0604 0000 Supplemental Subsurface Investigation (Coneco)	\$0	\$15,980	\$15,980	\$15,980	\$11,782	\$4,198	\$0	74%	\$0	\$15,980	\$0
0604 0000 Geothermal Test Drilling (Skillings & Sons)	\$0	\$53,600	\$53,600	\$53,600	\$53,600	\$0	\$0	100%	\$0	\$53,600	\$0
<b>0700 0000 FURNISHINGS &amp; EQUIPMENT</b>	<b>\$800,000</b>	<b>(\$230,000)</b>	<b>\$570,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$570,000</b>		<b>\$570,000</b>	<b>\$570,000</b>	<b>\$0</b>
0701 0000 Furnishings & Equipment (FF+E)	\$250,000	\$0	\$250,000	\$0	\$0	\$0	\$250,000		\$250,000	\$250,000	\$0
0702 0000 Technology/Communication (including \$100K for Zetron System)	\$350,000	(\$30,000)	\$320,000	\$0	\$0	\$0	\$320,000		\$320,000	\$320,000	\$0
0703 0000 Security Cameras/Door Access/Etc.	\$200,000	(\$200,000)	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0
<b>0800 0000 OWNER'S CONTINGENCY</b>	<b>\$1,670,000</b>	<b>(\$515,689)</b>	<b>\$1,154,311</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,154,311</b>		<b>\$1,154,311</b>	<b>\$1,154,311</b>	<b>\$0</b>
0801 0000 Owner's Contingency (soft)	\$226,500	(\$65,689)	\$160,811	\$0	\$0	\$0	\$160,811		\$160,811	\$160,811	\$0
0507 0000 Owner's Construction Contingency (hard)	\$1,443,500	(\$450,000)	\$993,500	\$0	\$0	\$0	\$993,500		\$993,500	\$993,500	\$0
<b>PROJECT TOTALS</b>	<b>\$25,000,000</b>	<b>\$1,000,000</b>	<b>\$26,000,000</b>	<b>\$3,289,397</b>	<b>\$1,294,171</b>	<b>\$1,995,227</b>	<b>\$22,710,603</b>	<b>\$0</b>	<b>\$22,710,603</b>	<b>\$26,000,000</b>	<b>\$0</b>

# ATTACHMENT B - MONTHLY PROJECT INVOICES

## Chelmsford Fire Stations #3 and #5

Date: 1/1/2026  
 Period Ending: 12/31/2025  
 MSBA Reimbursement Package #: **Invoice Summary #8**  
 Included GC/CM Requisition: **N/A**

Invoice #	Invoice Date	Vendor	Value	
8	12/31/2025	Leftfield, LLC - OPM Services	\$20,000.00	
			<b>\$20,000.00</b>	<b>Invoice Total \$20,000.00</b>
2501-010	1/1/2026	The Galante Architecture Studio, Inc. - Construction Documents	\$59,550.00	
2501-010	1/1/2026	The Galante Architecture Studio, Inc. - Amend #1 - PV Design	\$9,900.00	
2501-010	1/1/2026	The Galante Architecture Studio, Inc. - Amend #2 - Survey of Station 5 Adjacent Parcel	\$1,980.00	
2501-010	1/1/2026	The Galante Architecture Studio, Inc. - Amend #3 - ZBA Variance & Add Survey for Geothermal Wells	\$6,000.00	
2501-010	1/1/2026	The Galante Architecture Studio, Inc. -Reimbursables - Printing for Various Committee Meetings	\$2,014.54	
			<b>\$79,444.54</b>	<b>Invoice Total \$79,444.54</b>
122416	12/31/2025	Skillings & Sons, LLC - Geothermal Test Well Drilling & Testing	\$53,600.00	
			<b>\$53,600.00</b>	<b>Invoice Total \$53,600.00</b>

**\$153,044.54**



Leftfield Project Manager Approval

1/1/2026

Date



THE RIGHT CHOICE IN PROJECT MANAGEMENT

Mrs. Christine Clancy  
 DPW Director  
 Town of Chelmsford  
 9 Alpha Road  
 Chelmsford, MA 01824

Invoice Date: 12/31/25  
 Invoice No: 8

FOR: OPM Services for Chelmsford Fire Stations #3 and #5 Project

**Professional Services for the month of December 2025** \$20,000.00

**Total this Invoice \$20,000.00**



**Contract / Invoice Summary To Date**

			<u>Committed Costs</u>	<u>Total Expended</u>	<u>LF Inv. #8</u>	<u>Unspent</u>
			[D]	[E]	[Pending]	[F]=[D]-[E]-[Pending]
0001	0000	<b>Owner's Project Manager</b>	<b>\$990,000</b>	<b>\$220,000</b>	<b>\$20,000</b>	<b>\$770,000</b>
0001	0000	Basic Services - SD thru Closeout	\$990,000	\$220,000	\$20,000	\$770,000

**Please Remit Payment To:**

LeftField, LLC  
 PO Box 307  
 Hingham, MA 02043

**Invoice # 2501-010** **1-Jan-26** **TGAS No. 2501.00**

Project: **Chelmsford Fire Stations #3 & 5**

Client: **Town of Chelmsford**  
 9 Alpha Road  
 Chelmsford, MA 01824  
 Christine Clancy  
[cclancy@chelmsfordma.gov](mailto:cclancy@chelmsfordma.gov)

Architect: **The Galante Architecture Studio, Inc.**  
 146 Mount Auburn Street  
 Cambridge, MA 02138  
 617.576.2500

Locations: 260 Old Westford Rd  
 & 295 Acton Rd

For professional architectural services

Base Services	Contract Amount	Percent Complete	Prior Billed	Current Billed	Completed To Date	Remaining
Schematic Design	\$ 496,250.00	100%	\$ 496,250.00	\$ -	\$ 496,250.00	\$ -
Design Development	\$ 397,000.00	100%	\$ 397,000.00	\$ -	\$ 397,000.00	\$ -
Construction Documents	\$ 595,500.00	10%		\$ 59,550.00	\$ 59,550.00	\$ 535,950.00
Bidding and Negotiation	\$ 99,250.00			\$ -	\$ -	\$ 99,250.00
Construction Admin	\$ 397,000.00			\$ -	\$ -	\$ 397,000.00
	<b>\$ 1,985,000.00</b>		<b>\$ 893,250.00</b>	<b>\$ 59,550.00</b>	<b>\$ 952,800.00</b>	<b>\$ 1,032,200.00</b>

**Subtotal for Base Services** **\$ 59,550.00**

Additional Services	Contract	% Complete	Prior Billed	Current	Completed	Remaining
Amendment #1	\$ 170,274.00	17.81%	\$ 20,432.88	\$ 9,900.00	\$ 30,332.88	\$ 139,941.12
Amendment #2	\$ 3,960.00	100.00%	\$ 1,980.00	\$ 1,980.00	\$ 3,960.00	\$ -
Amendment #3r1	\$ 21,378.50	28.07%	\$ -	\$ 6,000.00	\$ 6,000.00	\$ 15,378.50
				<b>\$ 17,880.00</b>	<b>\$ 40,292.88</b>	<b>\$ 155,319.62</b>

**Subtotal for Additional Services** **\$ 17,880.00**

Reimbursable Expenses

Printing						\$ 1,831.40
		<i>subtotal</i>				\$ 1,831.40
				x		1.1

**Subtotal for reimbursable expenses** **\$ 2,014.54**

**TOTAL THIS INVOICE** **\$ 79,444.54**

~~PAST DUE 2501-008 \$ 55,697.43~~

~~PAST DUE 2501-009 \$ 47,185.88~~

**TOTAL NOW DUE** **\$ 182,327.85**

Invoice is payable upon receipt. Thank you!



Camillo Villa  
The Galante Architecture Studios Inc (TGAS)  
146 Mount Auburn Street  
Cambridge, MA 02138

November 25, 2025  
Invoice No: 0423837

Project NEX-2500034.01 Chelmsford, MA - TGAS - 260 Old Westford Road  
Contract Authorizations 6/23/2025, 10/2/2025  
Contract Terms: NTE \$71,150 Plus Reimbursables  
Send invoices to: accounting@galantearchitecture.com

**Professional Services from September 20, 2025 to October 31, 2025**

Task 00003 Design Development

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Engineer			
grading & drainage plan review, discussion, markup	1.50	180.00	270.00
QA/QC grading and drainage plan and report	4.50	180.00	810.00
review grading & drainage plan and utilities	1.00	180.00	180.00
review grading & drainage plan, markup	.50	180.00	90.00
site and grading coordination	.50	180.00	90.00
utility plan review & discussions	1.00	180.00	180.00
Engineer			
MassDEP NOI	12.50	145.00	1,812.50
Notice of Intent	6.50	145.00	942.50
Technician			
Abutters List	.50	95.00	47.50
Copy Plans and Report, Copies/Production Sheets	1.00	95.00	95.00
Copy Reports, Documents, and Plans for planning board submission	2.00	95.00	190.00
Drop off Planning Board Submittal	1.50	95.00	142.50
Research Conservation Commission Submittal	.50	95.00	47.50
finalized markups for review and plotted pdf sets for signature	2.00	95.00	190.00
QA markups and revisions	1.00	95.00	95.00
QA Planset markups and revisions	5.50	95.00	522.50

Project	NEX-2500034.01	Chelmsford, MA - TGAS - 260 Old Westford	Invoice	0423837
		.50 95.00	47.50	
	QA/QC	1.50 95.00	142.50	
	Reviewed markups for final submission and plotted full set for review and submission	1.00 95.00	95.00	
	Updated footprints	.50 95.00	47.50	
	utility			
Designer		1.00 135.00	135.00	
	100% Design Development	.50 135.00	67.50	
	95% Design Development	7.00 135.00	945.00	
	Grading & Drainage Plan	.50 135.00	67.50	
	Prepare CAD files	42.00 135.00	5,670.00	
	Site Plan Set	1.50 135.00	202.50	
	CAD Submittal	9.00 135.00	1,215.00	
	Drainage report	4.50 135.00	607.50	
	Drainage Report, drafting	2.00 135.00	270.00	
	O and M	1.00 135.00	135.00	
	Response letter setup (x2)	5.00 135.00	675.00	
	Site plan markups	9.00 135.00	1,215.00	
	Stormwater Report			
Project Coordinator		1.50 85.00	127.50	
	Plot Plans and documents for submittal			
Department Head		4.00 225.00	900.00	
	QA/QC plans			
Environmental Scientist		1.00 150.00	150.00	
	Review and combined wetland delineation report.	7.50 150.00	1,125.00	
	Wetland Delineation Report			
Project Director (VP)		1.00 255.00	255.00	
	Review and mark up NOI application, download example BVW filed delineation reports	1.50 255.00	382.50	
	Review and mark up plan set	1.00 255.00	255.00	
	Review and mark up project narrative and sustainability checklist			
Project Manager		2.00 190.00	380.00	
	Finalize site plans submission. Update Narrative.			

Project	NEX-2500034.01	Chelmsford, MA - TGAS - 260 Old Westford	Invoice	0423837
		1.00 190.00	190.00	
		Markup and submit site plans for 100% DD submission.		
		1.00 190.00	190.00	
		Markup site plans for 100% DD submission and add geothermal overview plan.		
		1.00 190.00	190.00	
		Markup site plans for 100% DD submission based on call with town and client.		
		1.00 190.00	190.00	
		Markup site plans for 95% DD submission, and make some CAD revisions. Coordinate with client and project team.		
		2.50 190.00	475.00	
		Markup site plans for 95% DD submission, Coordinate with client and project team. Update plans with MEP info.		
		2.00 190.00	380.00	
		Markup site plans for 95% DD submission.		
		.50 190.00	95.00	
		Planning Board response to comments letter.		
		.50 190.00	95.00	
		Project Coordination		
		.50 190.00	95.00	
		Review NOI.		
		.50 190.00	95.00	
		Review of preliminary town stormwater comments.		
		3.00 190.00	570.00	
		Site Plan Review Application (and other applications) and supplemental material. Including Project Narrative addressing Rules and Regulation requirements.		
		4.00 190.00	760.00	
		Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set.		
		3.50 190.00	665.00	
		Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review lighting specs. Review Landscape Plan. Review Water District/BOH submittal requirements.		
		3.00 190.00	570.00	
		Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review lighting specs. Review Landscape Plan. Review Water District/BOH submittal requirements. Review stormwater report. Update Standard 3. Issue 50% Check set to client.		
		2.50 190.00	475.00	
		Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review photometric Plan. Review Landscape Plan.		
		2.50 190.00	475.00	
		Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review stormwater report. Sustainability Checklist.		
		1.00 190.00	190.00	
		Submit PDFs to town for Site Plan review. Coordinate and submit PDFs to DPW for Land Disturb Permit. Coordinate and submit PDF for Groundwater Protection to Water District/BOH. Prepare to submit 75% check set to client. Start construction specs.		
		1.00 190.00	190.00	
		Submit PDFs to town for Site Plan review. Coordinate and submit PDFs to DPW for Land Disturb Permit. Prepare to submit 75% check set to client. Start construction specs.		
		.50 190.00	95.00	

Project coordination

Totals

**Total Labor**

179.50

26,802.50

**26,802.50**

**Total this Task**

**26,802.50**

Task 00004 Meetings and Coordination

**Professional Personnel**

	Hours	Rate	Amount	
Project Manager				
	.50	190.00	95.00	
Call with client and MEP regarding utility coordination for 100% DD.	.50	190.00	95.00	
Check in meeting with client and team.	1.00	190.00	190.00	
Coordinate with landscape architect and lighting consultant/client	.50	190.00	95.00	
Coordinate with landscape architect.	.50	190.00	95.00	
Meeting with client and MEP	.50	190.00	95.00	
Meeting with Client and MEP.	.50	190.00	95.00	
Meeting with client and Town regarding preliminary stormwater comments based on planning board submission.	.50	190.00	95.00	
Meeting with Client to discuss planning board submittal requirements.	4.50	190.00	855.00	
Project coordination with team and client for Planning Board Submission.	1.50	190.00	285.00	
Project coordination with team and client for Planning Board Submission. Site Plan Review Application and supplemental material.				
Totals	10.50		1,995.00	
<b>Total Labor</b>				<b>1,995.00</b>
				<b>Total this Task 1,995.00</b>

Task 00009 Additional Survey for Geothermal

**Professional Personnel**

	Hours	Rate	Amount	
2-Person Survey Crew				
	7.50	230.00	1,725.00	
Add'l topo				
Senior Survey Tech	4.50	135.00	607.50	
ECP drafting	.50	135.00	67.50	
ECP updates	1.50	135.00	202.50	
Drafting Markups	1.00	135.00	135.00	
ecp updates				
Field Survey Manager	.50	160.00	80.00	
Consult w/crew on traverse and clarify limits of expanded topo.	1.00	160.00	160.00	
Prepare field package for expanded topo coverage. Review w/crew.				

Department Head

.50	225.00	112.50
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Survey coordination and review for additional utilities/geotech

Project Manager

2.50	190.00	475.00
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Project coordination and plan updates

.50	190.00	95.00
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Project coordination and review additional field work

.50	190.00	95.00
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review scope for additional field work and set up field crew

1.50	190.00	285.00
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Update, review and finalize ECP

Totals	22.00	4,040.00
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<b>Total Labor</b>			<b>4,040.00</b>
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<b>Total this Task</b>			<b>4,040.00</b>
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Task 99999 Expenses

**Reimbursable Expenses**

Mileage		42.70
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Reproductions & Photos		678.10
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<b>Total Reimbursables</b>		<b>720.80</b>	<b>720.80</b>
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<b>Total this Task</b>			<b>720.80</b>
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**Billing Limits**

**Current**

**Prior**

**To-Date**

Total Billings	33,558.30	28,937.20	62,495.50
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Limit			71,150.00
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Remaining			8,654.50
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<b>Total this Invoice</b>			<b>33,558.30</b>
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Ted Galante  
The Galante Architecture Studios Inc (TGAS)  
146 Mount Auburn Street  
Cambridge, MA 02138

November 26, 2025  
Invoice No: 0423941

Project NEX-2500034.02 Chelmsford, MA - TGAS - Station #5 295 Acton Road  
Contract Authorization 6/23/2025  
Email Authorization 8/26/2025  
Contract Terms: NTE \$65,700 Plus Reimbursables  
Send invoices to: accounting@galantearchitecture.com

**Professional Services from September 20, 2025 to October 31, 2025**

Task 00003 Design Development

**Professional Personnel**

	<b>Hours</b>	<b>Rate</b>	<b>Amount</b>
Senior Engineer			
grading & drainage plan markup	1.50	180.00	270.00
markup grading & drainage plan, review pre & post HydroCAD	3.50	180.00	630.00
plan review	1.50	180.00	270.00
plan review	1.00	180.00	180.00
QA/QC grading & drainage plan & report	4.50	180.00	810.00
Engineer			
Grading and Drainage	4.50	145.00	652.50
Technician			
Abutters List	.50	95.00	47.50
coordinate submittal	.50	95.00	47.50
Copy Plans and Report, Copies/Production Sheets for planning board submission	1.00	95.00	95.00
Copy Reports, Documents, and Plans for planning board submission	2.00	95.00	190.00
Drop off Planning Board Submittal	1.50	95.00	142.50
Drop off plans	.50	95.00	47.50
Request Certified Abutters List, Letter of Authorization	.50	95.00	47.50
Plan revisions and markups	1.50	95.00	142.50
plotted pdf set for review	.50	95.00	47.50

Project	NEX-2500034.02	Chelmsford, MA - TGAS - Station #5	Invoice	0423941
		.50 95.00	47.50	
	Scanned in QA/QC set			
		6.50 95.00	617.50	
	Site plan set markups, updated footprints and utility plan MEP revisions			
		3.50 95.00	332.50	
	Utility plan revision and base layout changes, Plotted plans for review and submission			
Designer				
		1.00 135.00	135.00	
	100% Design Development			
		.50 135.00	67.50	
	95% Design Development			
		8.50 135.00	1,147.50	
	Grading & Drainage			
		.50 135.00	67.50	
	Prepare CAD files			
		.50 135.00	67.50	
	Review preliminary engineering comments			
		39.50 135.00	5,332.50	
	Site Plan Set			
		4.00 135.00	540.00	
	CAD Submittal, drainage design, grading, drafting			
		11.00 135.00	1,485.00	
	Drafting			
		1.50 135.00	202.50	
	Drainage report			
		7.00 135.00	945.00	
	Drainage Report and O and M			
		9.00 135.00	1,215.00	
	Drainage report, markups			
		4.50 135.00	607.50	
	Grading, drainage, drafting			
		1.00 135.00	135.00	
	O&M, Drainage report			
		4.50 135.00	607.50	
	QA revisions, DRAFTING			
		.50 135.00	67.50	
	Response letter setup (x2)			
		.50 135.00	67.50	
	Specification printout			
Project Coordinator				
		2.00 85.00	170.00	
	Plot Plans and documents for submittal			
Department Head				
		.50 225.00	112.50	
	Grading/Drainage review			
		3.00 225.00	675.00	
	QA/QC Plan set			
Project Director (VP)				
		1.50 255.00	382.50	
	Review and mark up plan set			
		.50 255.00	127.50	
	Review electrical site plan from CES, discuss with project manager			
		1.00 255.00	255.00	
	Review waiver requests and discuss with PM			

Project Manager

	1.00	190.00	190.00
Coordinate submittal requirements.			
	1.00	190.00	190.00
Coordinate with landscape architect and lighting consultant/client			
	.50	190.00	95.00
Coordinate with landscape architect.			
	2.00	190.00	380.00
Finalize site plans submission. Update Narrative.			
	1.00	190.00	190.00
Markup and submit site plans for 100% DD submission.			
	1.00	190.00	190.00
Markup site plans for 100% DD submission based on call with town and client.			
	.50	190.00	95.00
Markup site plans for 100% DD submission.			
	1.00	190.00	190.00
Markup site plans for 95% DD submission and make some CAD revisions.			
	2.00	190.00	380.00
Markup site plans for 95% DD submission.			
	1.50	190.00	285.00
Markup site plans for 95% DD submission. Update plans with MEP info			
	1.00	190.00	190.00
Markup site plans for 95% DD submission. Update plans with MEP info.			
	.50	190.00	95.00
Proj Coord.			
	.50	190.00	95.00
Review and start response to comments letter.			
	.50	190.00	95.00
Review of preliminary town stormwater comments.			
	4.00	190.00	760.00
Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set.			
	3.50	190.00	665.00
Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review lighint specs. Review Landscape Plan.			
	2.00	190.00	380.00
Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review lighting specs. Review Landscape Plan. Review Water District/BOH submittal requirements. Review stormwater report. Coordinate with MEP. Issue 50% Check set to client.			
	2.50	190.00	475.00
Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review photometric Plan.			
	2.00	190.00	380.00
Site Plan review package. Narrative, applications, Sustainability checklist, Land Disturbance Permit, etc. Review Site Plans Set / QA set. Review stormwater report. Sustainability Checklist.			
Totals	166.00		24,350.00
<b>Total Labor</b>			<b>24,350.00</b>
		<b>Total this Task</b>	<b>24,350.00</b>

Task 00004 Meetings and Coordination

**Professional Personnel**

	Hours	Rate	Amount	
Project Director (VP)				
Prepare for and attend ZBA hearing	3.50	255.00	892.50	
Project Manager				
Call with client and MEP regarding utility coordination for 100% DD.	.50	190.00	95.00	
Check in meeting with client and team.	.50	190.00	95.00	
Meeting with client and MEP	.50	190.00	95.00	
Meeting with Client and MEP.	.50	190.00	95.00	
Meeting with client and Town regarding preliminary stormwater comments based on planning board submission.	.50	190.00	95.00	
Meeting with Client to discuss planning board submittal requirements.	4.50	190.00	855.00	
Project coordination with team and client for Planning Board Submission.	1.00	190.00	190.00	
Project coordination with team and client for Planning Board Submission. Site Plan Review Application (and other applications) and supplemental material.	1.00	190.00	190.00	
Project coordination with team and client for Planning Board Submission. Site Plan Review Application and supplemental material.				
Totals	13.00		2,697.50	
<b>Total Labor</b>				<b>2,697.50</b>
				<b>Total this Task 2,697.50</b>

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 Task 00007 Additional Survey

**Professional Personnel**

	Hours	Rate	Amount	
Senior Survey Tech				
Drafting Markups	1.00	135.00	135.00	
Project Manager				
Update, review and finalize ECP	1.00	190.00	190.00	
Totals	2.00		325.00	
<b>Total Labor</b>				<b>325.00</b>
				<b>Total this Task 325.00</b>

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 Task 99999 Expenses

**Reimbursable Expenses**

Mileage			21.70	
Reproductions & Photos			703.30	
<b>Total Reimbursables</b>			<b>725.00</b>	<b>725.00</b>
				<b>Total this Task 725.00</b>

**Billing Limits**

	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	28,097.50	25,853.30	53,950.80	
Limit			65,700.00	
Remaining			11,749.20	
		<b>Total this Invoice</b>		<b>28,097.50</b>



Ted Galante  
The Galante Architecture Studios Inc (TGAS)  
146 Mount Auburn Street  
Cambridge, MA 02138

October 16, 2025  
Invoice No: 0421615

Project NEX-2500034.02 Chelmsford, MA - TGAS - Station #5 295 Acton Road  
Contract Authorization 6/23/2025  
Email Authorization 8/26/2025  
Contract Terms: NTE \$65,700 Plus Reimbursables  
Send invoices to: [accounting@galantearchitecture.com](mailto:accounting@galantearchitecture.com)

**Professional Services from August 23, 2025 to September 19, 2025**

Task 00003 Design Development

**Professional Personnel**

		Hours	Rate	Amount
Engineer				
	8/27/2025	1.00	145.00	145.00
Drainage modeling	8/28/2025	1.50	145.00	217.50
Drainage modeling	9/2/2025	1.50	145.00	217.50
Drainage modeling	9/3/2025	1.00	145.00	145.00
Drainage modeling	9/10/2025	1.50	145.00	217.50
Update building footprint and grading and drainage	9/17/2025	2.00	145.00	290.00
Drainage design and report				
Technician				
	8/26/2025	1.00	95.00	95.00
Site plan set creation	8/27/2025	2.50	95.00	237.50
Site plan set creation work.	8/28/2025	2.50	95.00	237.50
Utility and erosion creation and plotted pdf for review	8/29/2025	1.00	95.00	95.00
Plotted set for review				
Designer				
	9/12/2025	1.00	135.00	135.00
Prepare CAD files for landscape architect and lighting consultants	9/17/2025	2.00	135.00	270.00
Site Plan Set	9/19/2025	6.00	135.00	810.00
Site Plan Set				
Department Head				
	9/11/2025	1.00	225.00	225.00
PSP, markups, team coord				

Project	NEX-2500034.02	Chelmsford, MA - TGAS - Station #5	Invoice	0421615
Project Manager				
	8/26/2025	.50	190.00	95.00
Site Plan team progress check in.				
	9/3/2025	1.50	190.00	285.00
Check in meeting. Review By-Laws. Zoning Due Diligence report review. Application review and requirements.				
	9/4/2025	.50	190.00	95.00
Application review and requirements and project coordination with project team and client.				
	9/5/2025	1.00	190.00	190.00
Application review and requirements.				
	9/8/2025	1.50	190.00	285.00
Review Site Plan and Conservation regulation requirements. Confirm with town and coordinate with team. Coordinate revisions to ECP based on review of Geotech report.				
	9/9/2025	1.00	190.00	190.00
Discuss/review impacts of PFAS and impacts on stormwater design.				
	9/17/2025	1.50	190.00	285.00
Coordinate submittal requirements. Review zoning form.				
	9/17/2025	.50	190.00	95.00
Team check in meeting				
	9/18/2025	1.00	190.00	190.00
Coordinate submittal requirements. Review zoning form.				
	Totals	34.50		5,047.50
	<b>Total Labor</b>			<b>5,047.50</b>
			<b>Total this Task</b>	<b>5,047.50</b>

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Task	00004	Meetings and Coordination	Hours	Rate	Amount
<b>Professional Personnel</b>					
Project Director (VP)					
	9/5/2025	.50	255.00	127.50	
Meeting Client regarding project timeline.					
Project Manager					
	9/5/2025	.50	190.00	95.00	
Meeting with Client regarding project timeline.					
	9/10/2025	.50	190.00	95.00	
coordination meeting with client and landscape architect to discuss preliminary layout.					
	Totals	1.50		317.50	
	<b>Total Labor</b>			<b>317.50</b>	
			<b>Total this Task</b>	<b>317.50</b>	

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Task	00007	Additional Survey	Hours	Rate	Amount
<b>Professional Personnel</b>					
2-Person Survey Crew					
	9/3/2025	7.00	230.00	1,610.00	
ECP abutting lot					
Senior Survey Tech					
	9/9/2025	7.50	135.00	1,012.50	
ECP expansion drafting					
	9/8/2025	1.00	135.00	135.00	
drafting					

Project	NEX-2500034.02	Chelmsford, MA - TGAS - Station #5	Invoice	0421615
Field Survey Manager				
	8/29/2025	1.00	160.00	160.00
Prepare field package for additional work. Review w/crew.				
	9/3/2025	.50	160.00	80.00
Consult w/crew.				
Senior Survey Manager				
	9/8/2025	1.00	180.00	180.00
processing				
Department Head				
	8/27/2025	.50	225.00	112.50
Survey coordination				
	9/9/2025	.50	225.00	112.50
Survey coordination and review for additional work				
Totals		19.00		3,402.50
<b>Total Labor</b>				<b>3,402.50</b>
			<b>Total this Task</b>	<b>3,402.50</b>

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Task	99999	Expenses		
<b>Reimbursable Expenses</b>				
Mileage			55.30	
Reproductions & Photos			450.00	
<b>Total Reimbursables</b>			<b>505.30</b>	<b>505.30</b>
			<b>Total this Task</b>	<b>505.30</b>

<b>Billing Limits</b>	<b>Current</b>	<b>Prior</b>	<b>To-Date</b>	
Total Billings	9,272.80	16,580.50	25,853.30	
Limit			65,700.00	
Remaining			39,846.70	
			<b>Total this Invoice</b>	<b>9,272.80</b>



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Skillings & Sons, LLC.  
9 Columbia Drive  
Amherst, NH 03031  
603-459-2600

**BILL TO**

Town of Chelmsford  
50 Billerica Road  
Chelmsford, MA 01824

**INVOICE**  
122416

**INVOICE DATE**  
12/31/2025

**JOB ADDRESS**

Chelmsford Fire Station  
260 Old Westford Road  
Chelmsford, MA 01824 USA

**Completed Date** 11/24/2025

**Customer PO #**

**Payment Term** Due Upon Receipt

**Due Date** 12/31/2025

**DESCRIPTION OF WORK**

DATE DRILLED: 11/21/2025  
DEPTH OF BOREHOLE: 805'  
CASING: 40' of 6" 13LB  
LOOP TYPE: 1.50X810  
GROUTED  
MAKING 35-40 GPM

TASK	DESCRIPTION	QTY	PRICE	TOTAL
GeoClosedLoop	GeoClosedLoop: SYSTEM DESCRIPTION One (1) 805-foot-deep boreholes 6" bore Max Loop Length: 810 feet Grout Mixture Conductivity specified @1.4BTU/Hr Diameter (dia.) of pipe: 1.5-inch  SCOPE OF WORK Equipment mobilization and 780' of rock drilling (location picked by others) including 30' casing	1.00	\$24,600.00	\$24,600.00
DR6	Well Drilling 6": Well drilling 6" refers to the process of drilling a hole in the bedrock to access groundwater, with a diameter of 6 inches.	805.00	\$0.00	\$0.00
GROUTING	GROUT WELL: Grouting of bore hole supplied and installed {including sample}	1.00	\$4,500.00	\$4,500.00
GEO112-810DR11 - i	GEOTHERMAL 1 1/2" BY 810' LOOP DR-11	1.00	\$4,700.00	\$4,700.00
MATERIAL	DESCRIPTION	QUANTITY	PRICE	TOTAL
MISCM	Water Management (1 vac removal)	1.00	\$13,900.00	\$13,900.00

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MISCM	Conductivity Testing (including report)	1.00	\$5,900.00	\$5,900.00
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<b>SUB-TOTAL</b>	\$53,600.00
<b>TAX</b>	\$0.00

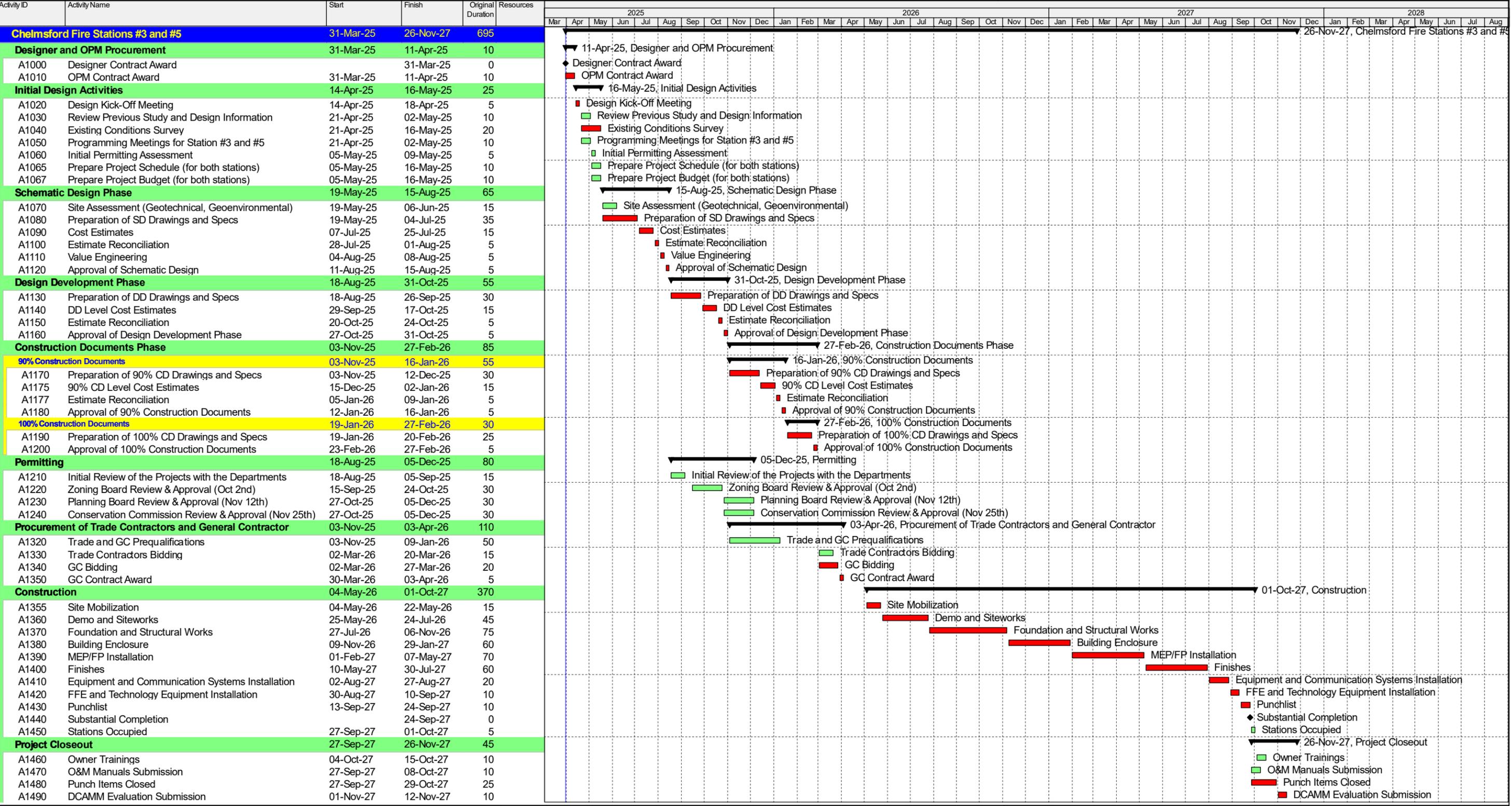
<b>TOTAL DUE</b>	\$53,600.00
<b>PAYMENT</b>	\$0.00

<b>BALANCE DUE</b>	\$53,600.00
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Grade us! Please go to [www.skillingsreviews.com](http://www.skillingsreviews.com)

# ATTACHMENT C - UPDATED PROJECT SCHEDULE

<b>FIRE STATIONS #3 AND #5</b> <b>FIRE DEPARTMENT</b> <b>TOWN OF CHELMSFORD, CHELMSFORD, MA</b>	<b>PROJECT SCHEDULE FOR THE CHELMSFORD FIRE STATIONS #3 AND #5</b>	04-Jan-26 19:31
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<span style="background-color: blue; color: white; padding: 2px;"> </span> Actual Work	◆ Milestone
<span style="background-color: lightgreen; padding: 2px;"> </span> Remaining Work	➤ Summary
<span style="background-color: red; padding: 2px;"> </span> Critical Remaining Work	



# ATTACHMENT D - CONSTRUCTION COST ESTIMATES

## CHELMSFORD FIRE STATIONS DESIGN DEVELOPMENT COST ESTIMATE



GFA: Gross Floor Area  
Rates Current At August 2025

### LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A	Fire Station - Engine 3	8,384	1,068.10	8,954,969
B	Fire Station - Engine 5	8,986	818.20	7,352,314
<b>ESTIMATED NET COST</b>		<b>17,370</b>	<b>938.82</b>	<b>16,307,283</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Conditions / General Requirements		9.8 %	1,600,000
	Bonds & Insurances		3.0 %	537,218
	Contractor's Fee		4.0 %	737,780
	Design / Estimating Contingency		5.0 %	959,114
	Construction Contingency (by Owner)			Excl.
	<b>Sub-total</b>	<b>17,370</b>	<b>1,159.55</b>	<b>20,141,395</b>
	Tariff Allowance			Excl.
	Escalation Allowance - to start of Construction June 2026		2.9 %	574,030
	<b>Sub-total</b>	<b>17,370</b>	<b>1,192.60</b>	<b>20,715,425</b>
	Owners Contingency			Excl.
<b>ESTIMATED TOTAL COST</b>		<b>17,370</b>	<b>1,192.60</b>	<b>20,715,425</b>

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# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



GFA: Gross Floor Area  
Rates Current At August 2025

### LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
A	Fire Station - Engine 3	8,384	1,068.10	8,954,969
<b>ESTIMATED NET COST</b>		<b>8,384</b>	<b>1,068.10</b>	<b>8,954,969</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Conditions / General Requirements		9.8 %	878,623
	Bonds & Insurances		3.0 %	295,007
	Contractor's Fee		4.0 %	405,144
	Design / Estimating Contingency		5.0 %	526,687
	Construction Contingency (by Owner)			Excl.
	<b>Sub-total</b>	<b>8,384</b>	<b>1,319.23</b>	<b>11,060,430</b>
	Tariff Allowance			Excl.
	Escalation Allowance - to start of Construction June 2026		2.8 %	315,222
	<b>Sub-total</b>	<b>8,384</b>	<b>1,356.83</b>	<b>11,375,652</b>
	Owners Contingency			Excl.
	<b>ESTIMATED TOTAL COST</b>	<b>8,384</b>	<b>1,356.83</b>	<b>11,375,652</b>

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# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



GFA: Gross Floor Area  
Rates Current At August 2025

### LOCATION SUMMARY

Ref	Location	GFA SF	GFA \$/SF	Total Cost \$
B	Fire Station - Engine 5	8,986	818.20	7,352,314
<b>ESTIMATED NET COST</b>		<b>8,986</b>	<b>818.20</b>	<b>7,352,314</b>
<b>MARGINS &amp; ADJUSTMENTS</b>				
	General Conditions / General Requirements		9.8 %	721,377
	Bonds & Insurances		3.0 %	242,211
	Contractor's Fee		4.0 %	332,636
	Design / Estimating Contingency		5.0 %	432,427
	Construction Contingency (by Owner)			Excl.
	<b>Sub-total</b>	<b>8,986</b>	<b>1,010.57</b>	<b>9,080,965</b>
	Tariff Allowance			Excl.
	Escalation Allowance - to start of Construction June 2026		2.9 %	258,808
	<b>Sub-total</b>	<b>8,986</b>	<b>1,039.37</b>	<b>9,339,773</b>
	Owners Contingency			Excl.
	<b>ESTIMATED TOTAL COST</b>	<b>8,986</b>	<b>1,039.37</b>	<b>9,339,773</b>

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# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS SUMMARY

A Fire Station - Engine 3

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	GFA \$/SF	Total Cost \$
02	Existing Conditions	34.05	285,440
03	Concrete	45.03	377,573
04	Masonry	35.13	294,553
05	Metals	36.01	301,934
06	Wood, Plastics, and Composites	5.43	45,486
07	Thermal and Moisture Protection	166.95	1,399,720
08	Openings	55.69	466,925
09	Finishings	76.81	643,953
10	Specialties	10.31	86,436
11	Equipment	6.08	51,000
12	Furnishings	0.31	2,587
21	Fire Suppression	11.50	96,416
22	Plumbing	45.89	384,724
23	Heating, Ventilating, and Air Conditioning	227.68	1,908,907
26	Electrical	135.25	1,133,914
27	Communications	15.31	128,391
28	Electronic Safety and Security	12.43	104,189
31	Earthwork	44.11	369,810
32	Exterior Improvements	62.55	524,408
33	Utilities	41.58	348,603
<b>FIRE STATION - ENGINE 3</b>		<b>1,068.10</b>	<b>8,954,969</b>

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS SUMMARY

A Fire Station - Engine 3

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	GFA \$/SF	Total Cost \$
<b>MARGINS &amp; ADJUSTMENTS</b>			
	General Conditions / General Requirements		878,623
	Bonds & Insurances		295,007
	Contractor's Fee		405,144
	Design / Estimating Contingency		526,687
	Construction Contingency (by Owner)		Excl.
	<b>Sub-total</b>	<b>1,319.23</b>	<b>11,060,430</b>
	Tariff Allowance		Excl.
	Escalation Allowance - to start of Construction June 2026		315,222
	<b>Sub-total</b>	<b>1,356.83</b>	<b>11,375,652</b>
	Owners Contingency		Excl.
	<b>ESTIMATED TOTAL COST</b>	<b>1,356.83</b>	<b>11,375,652</b>

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# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS SUMMARY

B Fire Station - Engine 5

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	GFA \$/SF	Total Cost \$
02	Existing Conditions	26.45	237,698
03	Concrete	36.84	331,060
04	Masonry	39.95	359,021
05	Metals	47.04	422,666
06	Wood, Plastics, and Composites	6.32	56,804
07	Thermal and Moisture Protection	131.31	1,179,914
08	Openings	50.68	455,390
09	Finishings	71.30	640,716
10	Specialties	10.06	90,441
11	Equipment	5.68	51,000
12	Furnishings	0.31	2,803
14	Conveying Equipment	27.82	250,000
21	Fire Suppression	11.50	103,339
22	Plumbing	45.26	406,690
23	Heating, Ventilating, and Air Conditioning	79.01	709,954
26	Electrical	107.75	968,286
27	Communications	14.69	131,975
28	Electronic Safety and Security	12.82	115,161
31	Earthwork	29.10	261,496
32	Exterior Improvements	40.63	365,074
33	Utilities	23.68	212,826
<b>FIRE STATION - ENGINE 5</b>		<b>818.20</b>	<b>7,352,314</b>

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS SUMMARY

B Fire Station - Engine 5

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	GFA \$/SF	Total Cost \$
<b>MARGINS &amp; ADJUSTMENTS</b>			
	General Conditions / General Requirements		721,377
	Bonds & Insurances		242,211
	Contractor's Fee		332,636
	Design / Estimating Contingency		432,427
	Construction Contingency (by Owner)		Excl.
	<b>Sub-total</b>	<b>1,010.57</b>	<b>9,080,965</b>
	Tariff Allowance		Excl.
	Escalation Allowance - to start of Construction June 2026		258,808
	<b>Sub-total</b>	<b>1,039.37</b>	<b>9,339,773</b>
	Owners Contingency		Excl.
	<b>ESTIMATED TOTAL COST</b>	<b>1,039.37</b>	<b>9,339,773</b>

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# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>02</b>	<b>Existing Conditions</b>				
1	Hazardous abatement (Engine 3) - as per Haz Mat Report	LS	1.0	120,000.00	120,000
3	Demolition of existing single story building, including removal of foundations etc.	SF	2,701.8	20.00	54,036
214	Break out & dispose of existing bituminous concrete	SF	14,362.9	1.00	14,363
371	Break-out portion of existing roadway for utility work	SF	588.7	3.00	1,766
373	Break-out portion of existing sidewalk for utility work	SF	309.0	1.50	464
215	Break out & dispose of existing concrete pad	SF	159.0	1.50	238
216	Break out & dispose of existing granite curb	LF	22.1	10.00	221
217	Saw cut to existing bituminous concrete	LF	295.1	20.00	5,902
220	Relocate exercise area w/ wood chips	SF	999.0	20.00	19,980
241	Remove & dispose of existing flag pole	EA	1.0	1,000.00	1,000
374	Remove existing granite curb and store for re-use	LF	69.0	30.00	2,070
377	Remove existing boulder for re-location as directed by Owner	EA	23.0	500.00	11,500
385	Remove trees	EA	3.0	500.00	1,500
494	Remove water services piping	LF	244.6	40.00	9,784
495	Remove gas services piping	LF	365.7	40.00	14,628
496	Remove sewer services piping	LF	310.7	40.00	12,428
497	Remove storm services piping	LF	89.0	40.00	3,560
498	Remove manhole	EA	1.0	1,500.00	1,500
499	Remove septic tank	EA	1.0	8,000.00	8,000
507	Remove gas meter	EA	2.0	250.00	500
515	Cut and cap existing gas service along Old Westford Road	EA	2.0	1,000.00	2,000
	<b>02 - Existing Conditions</b>			<b>34.05 /SF</b>	<b>285,440</b>
<b>03</b>	<b>Concrete</b>				
5	Cast-in-place concrete, slab-on-grade; 5" thick inc. WWF	SF	5,336.6	16.00	85,386
4	Cast-in-place concrete, slab-on-grade; 8" thick	SF	2,433.9	15.00	36,508
7	Form; edge of slab	LF	462.9	20.00	9,258
6	Reinforcement - WWF 6 x 6 - W2.9 x W2.9	SF	5,336.6		Incl.
8	Reinforcement to slab-on-grade	Lb	1,921.8	2.00	3,844
219	Misc. control joints, expansion joints, thickening etc.	SF	7,770.6	1.80	13,987
9	Vapor barrier	SF	7,770.6	0.80	6,217
10	Rigid insulation (thickness undefined)	SF	7,770.6	5.00	38,853
11	Cast-in-place concrete, strip footings	CY	58.3	400.00	23,320
13	Form; strip footings	SF	1,251.2	20.00	25,024

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
14	Reinforcement to strip footings	Lb	2,757.2	2.00	5,514
15	Cast-in-place concrete, frost walls, 8" thick	CY	44.2	400.00	17,680
16	Form; frost walls	SF	3,565.9	20.00	71,318
197	Form; 8" brick shelf	LF	1,213.6		Excl.
17	Reinforcement to frost walls	Lb	4,764.1	2.00	9,528
646	Concrete base panel	SF	778.4	40.00	31,136
<b>03 - Concrete</b>				<b>45.03 /SF</b>	<b>377,573</b>
<b>04</b>	<b>Masonry</b>				
12	P-1 partition - 8" CMU block, ground face both sides	SF	2,440.9	50.00	122,045
354	N - partition - 6" CMU on both sides	SF	943.8	40.00	37,752
18	Reinforcement to CMU bearing walls	Lb	3,384.6	1.00	3,385
326	8" CMU at exterior walls, 1 ground face	SF	2,736.9	48.00	131,371
<b>04 - Masonry</b>				<b>35.13 /SF</b>	<b>294,553</b>
<b>05</b>	<b>Metals</b>				
591	Roof construction; apparatus bay roof - 22K joists	T	3.500	7,000.00	24,500
583	Roof construction; 14" LGMF joists	T	11.437	6,500.00	74,340
191	Roof construction; structural steel	T	4.023	7,000.00	28,161
21	1 1/2" 18GA roof deck	SF	8,972.5	6.50	58,321
22	Misc. steel/plates/connections/base plates/anchor bolts etc.	T	2.846	7,000.00	19,922
40	Rooftop mechanical equipment platform	SF	53.1	150.00	7,965
41	Mechanical privacy panel screening inc. secondary steel	SF	174.0		Excl.
56	Miscellaneous metals (MEP supports, casework supports, etc)	SF	8,384.0	9.50	79,648
255	Trench drain	LF	32.5		Excl.
327	Structural framing for storefront system (2 lbs/sf)	T	0.599	8,000.00	4,792
342	Caged roof access ladder	LF	17.0	175.00	2,975
343	Roof access ladder	LF	9.7	135.00	1,310
<b>05 - Metals</b>				<b>36.01 /SF</b>	<b>301,934</b>
<b>06</b>	<b>Wood, Plastics, and Composites</b>				
48	Wood blocking / rough carpentry	SF	8,384.0	1.50	12,576
273	Casework; kitchen island inc. base units, 3'-8" wide	LF	10.0		Excl.
274	Casework; architectural wood base cabinet (maple veneer) inc. quartz surfacing countertop (2' deep)	LF	15.6	600.00	9,360
275	Casework; architectural wood overhead cabinets (maple veneer) (3'-9" high)	LF	5.3	450.00	2,385

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
640	Casework; architectural wood overhead cabinets (maple veneer) (3'-0" high)	LF	4.9	425.00	2,083
638	Casework; architectural wood overhead cabinets (maple veneer) (1'-0" high)	LF	6.6	350.00	2,310
276	Casework; architectural wood base cabinet (maple veneer) below monitor (2' deep)	LF	18.6	500.00	9,300
641	Casework; vanity with undermount sink	LF	3.3	350.00	1,155
277	Casework; countertop work station to office	LF	8.5	250.00	2,125
332	Allowance casework not yet identified	SF	8,384.0	0.50	4,192
<b>06 - Wood, Plastics, and Composites</b>				<b>5.43 /SF</b>	<b>45,486</b>
<b>07</b>	<b>Thermal and Moisture Protection</b>				
23	EX1 - 3" insulated metal panels - custom color w/ 3/4" hat channels	SF	4,947.4		Excl.
24	EX2 - 3/4" weather treated wood - custom color w/ 3/4" hat channels	SF	3,154.3		Excl.
562	WD-01, High pressure laminate composite panel	SF	2,463.4	65.00	160,121
563	MTL-01, Prefinished standing seam metal panel	SF	4,429.7	85.00	376,525
567	MTL-02, Prefinished flush seam metal panel @ Apparatus Bay/Dayroom	SF	1,059.6	80.00	84,768
26	Premium; corrosion resistant masonry anchor fasteners	SF	7,130.8	10.00	71,308
30	Air/vapor retarder	SF	3,515.2	6.00	21,091
27	Permeable vapor barrier	SF	4,394.5	8.00	35,156
28	5/8" glass mat sheathing	SF	4,394.5	5.00	21,973
29	6" rock wool insulation	SF	8,101.0		Excl.
643	4" mineral wool insulation	SF	7,908.8	4.20	33,217
44	PVC Roofing membrane, incl.(2 layers) plywood sheathing, 6" rigid insulation, AWB	SF	9,164.0	38.50	352,814
49	Firestopping	SF	8,384.0	1.00	8,384
50	Interior caulking and sealing	SF	8,384.0	1.50	12,576
57	Roof walkway pads - allowance Engine 3	LS	1.0	5,000.00	5,000
58	Roof safety fall-arrest system - allowance Engine 3	LS	1.0	10,000.00	10,000
59	Misc. trims and flashings	SF	9,584.9	2.00	19,170
60	Exterior caulking and sealing	SF	9,584.9	1.50	14,377
566	Metal louver	SF	8.0	125.00	1,000
341	Metal fascia	LF	564.6	50.00	28,230
328	Misc. roof metals & flashings allowance	SF	9,164.1	1.50	13,746
329	Roof wood blocking	SF	9,164.1	0.80	7,331
338	Waterproofing layer to frost wall (assumed)	SF	1,782.9	17.50	31,201

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
576	WD-01, High pressure laminate composite soffit panel	SF	375.0	80.00	30,000
564	MTL-02, Prefinished flush seam metal soffit @ Apparatus Bay/Dayroom	SF	553.3	90.00	49,797
642	Trellis system	SF	341.0	35.00	11,935
<b>07 - Thermal and Moisture Protection</b>				<b>166.95 /SF</b>	<b>1,399,720</b>
<b>08</b>	<b>Openings</b>				
31	Aluminum fixed window unit	SF	258.7	150.00	38,805
32	Aluminum storefront glazing	SF	596.4	175.00	104,370
538	Single door, 3'-0" x 7'-0" hollow metal door, including frame, finish & hardware	EA	6.0	3,000.00	18,000
34	Double door, 6'-0" x 7'-3/8" fully glazed aluminum door, including frame, finish & hardware	Pair	1.0	10,000.00	10,000
35	Overhead sectional door, 12'-0" x 12'-0" w/ glass panels	EA	1.0		Excl.
36	Overhead sectional door, 14'-0" x 12'-0" w/ glass panels	EA	1.0	25,000.00	25,000
577	3'-0" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware	EA	10.0	3,000.00	30,000
631	3'-0" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware (90 mins fire rated)	EA	4.0	3,500.00	14,000
630	3'-0" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware (45 mins fire rated)	EA	2.0	3,250.00	6,500
581	3'-0" x 7'-0" Single leaf hollow metal clear coated flush door, including frame, finish & hardware	EA	2.0	3,000.00	6,000
579	3'-0" x 7'-0" Single leaf wood clear coated flush door, including frame, finish & hardware (20 min fire rated)	EA	9.0	3,000.00	27,000
585	3'-0" x 7'-0" Single leaf wood flush door, including frame, finish & hardware	EA	1.0	2,750.00	2,750
580	3'-0" x 7'-0" Single leaf hollow metal with full glass painted door, including frame, finish & hardware	EA	1.0	3,500.00	3,500
587	2'-11 1/2" x 7'-0" Single leaf aluminum with full glass door, including frame, finish & hardware	EA	1.0	4,000.00	4,000
584	3'-6" x 7'-0" Hollow metal sliding painted door, including frame, finish & hardware	EA	1.0	3,500.00	3,500
588	Card readers, door contact and request to exit device	EA	7.0		Incl.
47	GL2 - interior store front glazing	SF	268.0	125.00	33,500
194	Overhead sectional door, 14'-0" x 14'-0" w/ glass panels	EA	4.0	35,000.00	140,000
<b>08 - Openings</b>				<b>55.69 /SF</b>	<b>466,925</b>

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>09</b>	<b>Finishings</b>				
45	EB1 partition - 3- 5/8" metal stud, 1-1/2" hat channels w/ 5/8" Type "X" GWB both sides, sound attenuation batt insulation, 1hr fire rated	SF	5,957.7	19.00	113,196
360	EB partition - 3- 5/8" metal stud, 1-1/2" hat channels w/ 5/8" GWB both sides, sound attenuation batt insulation	SF	739.7	17.00	12,575
362	FB1S partition - 6" metal stud, w/ 5/8" GWB both sides, sound attenuation batt insulation, 1hr fire rated	SF	800.0	20.50	16,400
368	EA1 partition - 3- 5/8" metal stud w/ 5/8" GWB on one side, sound attenuation batt insulation, 1-hr fire rated	SF	642.0	16.00	10,272
379	EJ partition - 3-5/8" metal stud w/ 5/8" Cement board (one side)	SF	335.8	15.00	5,037
380	gwbT2 - 2 x 2 wood studs with 5/8 GWB on both sides	SF	227.0	15.00	3,405
25	8" LGMF at exterior walls, batt insulation, interior lining	SF	4,394.5	25.00	109,863
645	5/8" Plywood sheathing, 6" metal stud backing	SF	1,460.0	16.50	24,090
501	LIN-01 - Linoleum flooring	SF	2,123.5	15.00	31,853
82	EPX-01 - Epoxy over concrete floor finish	SF	3,238.8	20.00	64,776
83	TLF-01 - Ceramic floor tile	SF	355.7	30.00	10,671
84	CONC-01 - Sealed concrete	SF	734.0	2.00	1,468
85	CPT-01 - Walk off mat	SF	152.5	55.00	8,387
513	CPT-02 - Carpet Tile	SF	232.5	8.00	1,860
87	RBF-02 - Fitness flooring	SF	604.2	22.00	13,292
88	Resilient wall base	LF	1,676.8	5.00	8,384
89	Tile wall base	LF	227.5	20.00	4,550
90	5/8" Gypsum board ceiling system on 3 5/8" metal stud framing	SF	2,238.6	20.00	44,772
493	5/8" Moisture resistant gypsum board ceiling system on 3 5/8" metal stud framing	SF	345.5	21.00	7,255
91	Paint to GWB	SF	2,583.7	1.80	4,651
92	2' x 2' ACT Ceiling system	SF	1,820.8	9.00	16,387
93	Paint finish to exposed structure	SF	2,993.1	2.00	5,986
94	Misc. soffits and bulkheads	SF	8,384.0	0.50	4,192
549	Paint to CMU	SF	6,496.8	2.50	16,242
550	Paint to GWB	SF	12,143.7	1.80	21,859
551	Paint to cement board	SF	253.0	2.00	506
98	CT1 - ceramic wall tile (showers)	SF	2,222.4	30.00	66,672
330	Gypsum board partitions not yet identified (GFA measured)	SF	8,384.0	0.50	4,192
337	Misc. floor preparation & protection	SF	7,439.7	1.50	11,160

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
86	R1 - Resilent rubber	SF	2,787.2		Excl.
<b>09 - Finishings</b>				<b>76.81 /SF</b>	<b>643,953</b>
<b>10</b>	<b>Specialties</b>				
51	Markerboards / tackboards	SF	8,384.0	0.50	4,192
52	Fire extinguisher and cabinet	EA	4.4	450.00	1,980
53	Corner guards and crash rails	SF	8,384.0	0.30	2,515
54	Interior code and wayfinding signage	SF	8,384.0	1.30	10,899
55	Exterior building signage - Engine 3	LS	1.0	10,000.00	10,000
70	Restroom accessories; toilet grab bar set	EA	3.0	250.00	750
81	Restroom accessories; shower grab bar set	EA	3.0	250.00	750
71	Restroom accessories; toilet roll holder	EA	6.0	150.00	900
72	Restroom accessories; toilet seat cover dispenser	EA	6.0	175.00	1,050
73	Restroom accessories; sanitary napkin disposal	EA	6.0	550.00	3,300
74	Restroom accessories; soap dispenser	EA	6.0	150.00	900
75	Restroom accessories; paper towel dispenser	EA	6.0	150.00	900
78	Restroom accessories; mirror	EA	6.0	600.00	3,600
77	Restroom accessories; glass shower screen	EA	4.0	3,000.00	12,000
76	Restroom accessories; coat/robe hook	EA	6.0	50.00	300
79	Janitor accessories	EA	1.0	1,250.00	1,250
80	Lockers	EA	13.0	550.00	7,150
230	TOG lockers 24" x 24"	EA	16.0	1,500.00	24,000
<b>10 - Specialties</b>				<b>10.31 /SF</b>	<b>86,436</b>
<b>11</b>	<b>Equipment</b>				
222	Gear washer w/ extractor	EA	1.0	16,000.00	16,000
223	Gear dryer	EA	1.0	17,500.00	17,500
224	Washer/dryer	EA	1.0	2,000.00	2,000
305	Lint interceptor 48" x 48" x 12"	EA	1.0	1,000.00	1,000
225	Fridge freezer	EA	1.0	5,000.00	5,000
226	Range cooker + oven	EA	1.0	7,500.00	7,500
227	Dishwasher	EA	1.0	1,500.00	1,500
228	Microwave	EA	1.0	500.00	500
229	Standard fitness equipment set (treadmill, elliptical, bench & dumbbells)	EA	1.0		Excl.
<b>11 - Equipment</b>				<b>6.08 /SF</b>	<b>51,000</b>
<b>12</b>	<b>Furnishings</b>				
156	Exterior window shades, manual (typical) - to windows only	SF	258.7	10.00	2,587

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
157	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
	<b>12 - Furnishings</b>			<b>0.31 /SF</b>	<b>2,587</b>
<b>21</b>	<b>Fire Suppression</b>				
133	Wet sprinkler system w/- zone control, schedule 40 steel distribution, sprinkler heads, testing, etc	SF	8,384.0	10.00	83,840
134	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			12,576
303	Fire pump (not required)	LS	1.0		Excl.
	<b>21 - Fire Suppression</b>			<b>11.50 /SF</b>	<b>96,416</b>
<b>22</b>	<b>Plumbing</b>				
113	Kitchen equipment indirect drain and water hook-up connections	LS	1.0	2,000.00	2,000
114	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			50,181
672	1 1/2" CW, Copper Type L (pipe, fittings, supports)	LF	79.0	32.00	2,528
673	1" CW, Copper Type L (pipe, fittings, supports)	LF	115.0	22.00	2,530
674	1/2" CW, Copper Type L (pipe, fittings, supports)	LF	34.0	14.00	476
675	2" CW, Copper Type L (pipe, fittings, supports)	LF	60.0	42.00	2,520
676	3/4" CW, Copper Type L (pipe, fittings, supports)	LF	25.0	18.00	450
677	1" HW, Copper Type L (pipe, fittings, supports)	LF	97.5	24.00	2,340
678	1/2" HW, Copper Type L (pipe, fittings, supports)	LF	31.5	14.00	441
679	3/4" HW, Copper Type L (pipe, fittings, supports)	LF	97.5	18.00	1,755
680	1/2" HWR, Copper Type L (pipe, fittings, supports)	LF	127.5	14.00	1,785
681	3/4" HWR, Copper Type L (pipe, fittings, supports)	LF	50.0	18.00	900
682	Insulation, 1" Fiberglass on 1" HW Copper	LF	97.5	10.00	975
683	Insulation, 1" Fiberglass on 1/2" HW/R Copper	LF	159.0	7.00	1,113
684	Insulation, 1" Fiberglass on 3/4" HW/R Copper	LF	147.5	8.00	1,180
648	4" Oil Waste, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	170.5	90.00	15,345
649	4" Sanitary, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	228.0	90.00	20,520
650	6" Sanitary, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	98.0	120.00	11,760
651	2" Vent, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	124.5	70.00	8,715
652	3" Vent, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	86.0	85.00	7,310
653	ET-1, AMTROL ST-30VC-DD EXPANSION TANK, 16.5 GAL, DIAPHRAGM, VERTICAL, MEP ROOM	EA	1.0	4,200.00	4,200
654	HWST-1, LOCHINVAR RJA120 HOT WATER STORAGE TANK, 119 GAL, GLASS-LINED, VERTICAL, MEP ROOM	EA	1.0	9,500.00	9,500

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
655	BFP-1 Backflow Preventer, Watts LF009, 2", RPZ Assembly w/ relief, checks, shutoff valves, strainer, flood sensor	EA	1.0	5,600.00	5,600
656	BFP-2 Backflow Preventer, Watts LF009, 1-1/2", RPZ Assembly w/ relief, checks, shutoff valves, strainer, flood sensor	EA	1.0	4,200.00	4,200
657	AC-1 Air Compressor, Ingersoll Rand 2475N5-200.3-FP, 17.2 CFM @ 90 PSI, 175 PSIG, 80 Gal Vertical, 5HP/208V/3PH	EA	1.0	14,800.00	14,800
658	ACD-1 Air Dryer, Ingersoll Rand D25IN, Refrigerated Non-Cycling, 15 CFM, 203 PSIG	EA	1.0	6,300.00	6,300
659	WH-1, Lochinvar CHPA120PD Electric Water Heater, 120 gal	EA	1.0	14,000.00	14,000
660	HWRP-1, Bell & Gossett Ecocirc XL N 36-45 Recirculation Pump, Domestic HW	EA	1.0	6,000.00	6,000
661	EWC-1: Elkay LZ8WSLK bottle filler + cooler; refrigerated; ADA; includes 3000-gal filter, mounting frames, cane apron	EA	1.0	6,200.00	6,200
662	EWS-1: Bradley S19-314 combo eyewash/shower; 22 GPM; includes TV-2 mixing valve + TP-1 trap primer	EA	1.0	9,800.00	9,800
663	JS-1: FIAT TSB-400 terrazzo mop basin; includes Chicago #897-CCP faucet, vacuum breaker, wall guard, mop hanger, hose & bracket, sill faucet, strainer	EA	2.0	4,900.00	9,800
664	L-1: American Standard 0355.012 ADA lavatory; Sloan EBF-85 sensor faucet; Smith 0700 supports; includes TV-3 mixing valve	EA	1.0	2,150.00	2,150
665	L-2: American Standard 0355.012 ADA lavatory; Symmons 4-208-X faucet; Smith 0700 supports; includes TV-3 mixing valve	EA	5.0	1,950.00	9,750
666	S-1: Elkay ELUHAD211555PD ADA undermount sink; T&S B-0300-VR4 -WS faucet; LKPDAD18B grid drain; includes Symmons 7-225 mixing valve	EA	1.0	2,450.00	2,450
685	S-2: Elkay SS81242 floor-mount sink; Chicago 640-L9E35 faucet; LKAD-35 grid drain; includes Symmons 7-225 mixing valve	EA	1.0	2,850.00	2,850
686	SH-1: Accessible shower compartment (by others) w/ Symmons 9605-PLR-1.5 shower system; includes mixing valve, slide bar, hose & head	EA	1.0	7,200.00	7,200
687	SH-2: Accessible shower compartment (by others) w/ Symmons 9605-PLR-1.5 system; includes mixing valve, slide bar, hose & head	EA	3.0	6,950.00	20,850
688	WC-1: Sloan ST-2459 accessible wall-hung toilet; Royal 111-ESS sensor flush valve; Olsonite 955SS seat; ISCA-101 carrier; includes Sloan EL-154 transformer	EA	3.0	4,850.00	14,550
689	WC-2: Sloan ST-2459 standard wall-hung toilet; Royal 111-ESS sensor flush valve; Olsonite 955SS seat; ISCA-101 carrier; includes Sloan EL-154 transformer	EA	3.0	4,550.00	13,650
692	FCO-1 Floor Cleanout, JR Smith 4020 Series, nickel bronze top	EA	1.0	525.00	525
693	FCO-2 Floor Cleanout, JR Smith 4231 Series, extra heavy duty	EA	1.0	650.00	650
694	GCO-1 Ground Cleanout, JR Smith 40250 Series, heavy duty	EA	4.0	575.00	2,300
696	FD-1 Floor Drain, JR Smith 2010 Series, nickel bronze strainer	EA	8.0	650.00	5,200

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
697	FD-2 Floor Drain, JR Smith 2473 Series, heavy duty	EA	1.0	725.00	725
699	TD-1 Trench Drain, JR Smith 9878, 10" wide, ADA grate	EA	4.0	9,500.00	38,000
701	SOI-1 Oil/Water Separator, Striem OS-350, 350-gallon	EA	1.0	18,000.00	18,000
702	LI-1 Lint Interceptor, Striem TT-3, 19-gallon	EA	1.0	3,200.00	3,200
714	FS-1 Floor Sink, JR Smith 3100C-13, 6" receptor w/ bucket	EA	1.0	1,150.00	1,150
715	WB-1 Washer Shutoff Valve, Watts A2C-WB-M1 Intelli-Flow	EA	2.0	925.00	1,850
716	HR-1 Compressed Air Hose Reel, Coxreels C-L350-5012-A	EA	1.0	1,850.00	1,850
717	HY-1 Truck-Fill Hose Reel, Hannay EPFF28-30-31-10.5	EA	1.0	3,600.00	3,600
718	RD-1/OD-1 Roof/Overflow Drain, JR Smith 1800	EA	6.0	1,500.00	9,000
<b>22 - Plumbing</b>				<b>45.89 /SF</b>	<b>384,724</b>
<b>23</b>	<b>Heating, Ventilating, and Air Conditioning</b>				
121	DOAS-1, AAON RNA-008 (1,500 CFM) with Energy Recovery Wheel, Water Source Heat Pump, Electric Preheat Coil, Exhaust Fan, Direct Drive Motors, Factory Controls Prep	EA	1.0	42,800.00	42,800
128	BAS Controls c/w front end work station, graphics, wiring, devices, testing etc	SF	8,384.0	12.00	100,608
129	Third party commissioning & air balancing c/w- report	SF	8,384.0	1.30	10,899
132	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			249,000
720	FC-B, Enviro-Tec HPP08, horizontal 4-pipe FCU, 300 CFM, 9.5 MBH total / 7.6 MBH sens, 2-row CHW, HW reheat, EC motor	EA	2.0	6,500.00	13,000
721	FC-C, Enviro-Tec HPP12, horizontal 4-pipe FCU, 400 CFM, 12.3 MBH total / 10.1 MBH sens, EC motor	EA	2.0	7,500.00	15,000
722	FC-D, Enviro-Tec HPP16, horizontal 4-pipe FCU, 600 CFM, 18.0 MBH total / 14.8 MBH sens, EC motor	EA	1.0	9,000.00	9,000
723	FC-E, Enviro-Tec HPP20, horizontal 4-pipe FCU, 800 CFM, 23.0 MBH total / 19.2 MBH sens, EC motor	EA	1.0	10,500.00	10,500
724	FC-F, Enviro-Tec HDD30, horizontal 4-pipe FCU, 1000 CFM, 30.0 MBH total / 24.5 MBH sens, EC motor	EA	1.0	12,000.00	12,000
725	Vehicle exhaust source-capture system (Plymovent-type): includes high-temp hose, magnetic nozzle, sliding track/rail or motorized reel, high-temp inline exhaust fan, flex connectors, auto-start sensor, control panel, mounts & hardware, condensation kit, testing/commissioning	EA	1.0	24,000.00	24,000
726	Greenheck roof exhaust fan: includes fan, curb, backdraft damper, vibration isolators, flex connectors, roof flashing kit, hardware, factory startup	EA	1.0	5,200.00	5,200
727	Greenheck ESD-435 Louver, 30"x30", stationary blade, drainable, insect screen, baked enamel finish, mounting flanges, hardware	EA	2.0	1,050.00	2,100

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
729	Indeeco QUA 2 kW slip-in duct heater, integral disconnect, limit switches, control panel, mounting flange, hardware	EA	3.0	1,650.00	4,950
730	Indeeco QUA 3 kW slip-in duct heater, integral disconnect, limit switches, control panel, mounting flange, hardware	EA	2.0	1,850.00	3,700
731	Indeeco QUA 5 kW slip-in duct heater, integral disconnect, limit switches, control panel, mounting flange, hardware	EA	2.0	2,050.00	4,100
733	Water-to-Water Heat Pump, 5-Ton, ClimateMaster SW060	EA	7.0	9,000.00	63,000
734	3 HP Taco KV pump, 60 GPM, 75' TDH, glycol-rated, includes isolation valves, check, flex connectors, supports, controls wiring allowance	EA	2.0	11,500.00	23,000
735	0.6 HP Taco VR circulator, 15 GPM, 20' TDH, inline pump, isolation valves, unions	EA	7.0	3,250.00	22,750
736	0.6 HP Taco VR circulator, 15 GPM, 20' TDH, load pump, same configuration as SP	EA	7.0	3,250.00	22,750
737	1 HP Taco VR pump, 20 GPM, 40' TDH, chilled-water rated, with isolation valves, flexes, supports	EA	2.0	5,900.00	11,800
738	1 HP Taco VR pump, 30 GPM, 40' TDH, hot-water loop, valves, flexes, supports	EA	2.0	6,250.00	12,500
739	0.6 HP Taco VR pump, 15 GPM, 20' TDH, radiant floor loop circulator	EA	1.0	3,400.00	3,400
740	1 HP Taco VR pump, 26 GPM, 30' TDH, snow-melt source loop	EA	1.0	6,600.00	6,600
741	1 HP Taco VR pump, 14 GPM, 30' TDH, snow-melt load loop	EA	1.0	6,300.00	6,300
742	Indoor Fan Coil Unit, LG ZRNU243SKSA, wall-mounted DX fan coil, 2.0 ton, 24.2 MBH cooling, 25.6 MBH heating	EA	1.0	3,000.00	3,000
743	Outdoor Heat Pump Compressor Unit, LG ZRNU024GSS0, 2.0 ton, low-ambient kit to 0°F, 208V/1-phase, MCA 26.4, MOP 30	EA	1.0	5,500.00	5,500
744	UH-A, Rittling RH-33 Hydronic Unit Heater, 7.2 MBH, 630 CFM, 30% PG, suspended horizontal mount, includes factory disconnect, 1 filter, mounting kit	EA	1.0	2,330.00	2,330
745	CUH-A, Rittling RFRC-420-06 Ceiling-Recessed Hydronic Unit Heater, 12.1 MBH, 450 CFM, vestibule installation, includes disconnect, filter, mounting hardware	EA	1.0	3,260.00	3,260
746	CUH-B, Beacon/Morris TwinFlo W120 Wall-Mounted Hydronic Unit Heater, 8.0 MBH, 127 CFM, includes mounting brackets, trim kit, valves, unions	EA	2.0	2,310.00	4,620
747	EUH-1 THRU 4, Modine VE, 5 kW Electric Unit Heater, Industrial-Grade Vertical Mount, Integral Single-Stage Thermostat, 208V/3Ph	EA	4.0	1,550.00	6,200
748	HX-1, Plate Heat Exchanger (Taco). Hot side: water 30% PG; Cold side: water 40% PG.	EA	1.0	18,000.00	18,000
749	R-1, Hydronic Fin Tube Radiation	LF	42.0	145.00	6,090

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
750	Provide 7,000 LF of 500-ft vertical geothermal boreholes with 1-1/4" HDPE U-bends, thermally enhanced grout, lateral trenching and header piping, HDPE fusion, pressure testing, and complete closed-loop installation	LF	7,000.0	150.00	1,050,000
751	2" CHW, Copper Type L (pipe, fittings, supports)	LF	1,000.0	42.00	42,000
752	Ductwork with insulation	Lb	3,250.0	22.00	71,500
753	DIFFUSERS / REGISTERS / GRILLES	EA	40.0	305.00	12,200
754	Fire/Smoke Damper	EA	5.0	1,050.00	5,250
<b>23 - Heating, Ventilating, and Air Conditioning</b>				<b>227.68 /SF</b>	<b>1,908,907</b>
<b>26</b>	<b>Electrical</b>				
136	Emergency generator, 3-phase diesel, 250kW/312.5kVA (including control panels, controls, etc)	EA	1.0	60,525.50	60,901
137	800A Manual transfer switch N3R w/camlocks for temp. generator connection -MTS-1	EA	1.0	13,036.00	13,117
140	Interior lighting material and controls only Engine 3- fixtures and lighting control devices install NIC	SF	8,384.0	10.30	86,408
150	Grounding and bonding	SF	8,384.0	0.90	7,855
151	Lightning protection	SF	8,384.0		Excl.
527	Photovoltaic (PV) solar panel system	SF	5,252.0	56.00	295,245
154	Photovoltaic (PV) solar system infrastructure, raceways, conduit, etc	SF	8,384.0	1.90	15,710
155	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			112,831
372	Utility transformer-by utility company	EA	1.0		Excl.
167	Primary service - (2) 4" C PVC empty concrete encased ductback site electrical distribution inc. trenching	LF	134.2	137.40	18,609
169	Fixture type P1	EA	6.0	2,054.90	12,367
172	Fixture type P2	EA	3.0	2,764.00	8,292
235	Remove & dispose of existing service pole (see Site electrical)	EA	1.0		Incl.
265	800A Secondary Emergency service - (3) 4" C PVC w/4#500 & 1#2/0 gnd concrete encased ductback site electrical distribution inc. trenching	LF	46.2	376.40	17,488
266	800A Secondary service #1-(3) 4"PVC (3) 4#600 kCMIL copper wire and (1) empty 4" concrete encased	LF	29.5	392.00	11,664
267	Empty (2) 3" underground concrete encased building to garage allowance-location TBD	LF	405.0	117.10	47,432
262	Connection to secondary side of utility transformer	EA	1.0	931.00	937
297	(3) 1.25 PVC and wiring ductback/cable to emergency generator	LF	41.7	92.80	3,907
315	Automatic transfer switch N3R service rated- 800A, 208Y/120V	EA	1.0	18,437.00	18,551

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
316	MDP - 800A 208Y/120V, 3 phase, 4-wire w/ SPD-1 (1200A copper bus oversized to incorporate PV system)	EA	1.0	19,675.00	19,675
318	PP1A/PP1B - 225A-MCB, 208Y/120V, 3 phase, 4-wire	EA	2.0	3,817.80	7,683
319	PPIT - 150A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-3	EA	1.0	2,514.50	2,530
370	PP1C - 225A-MCB, 208Y/120V, 3 phase, 4-wire	EA	1.0	3,841.00	3,841
320	MP1 - 400A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-2	EA	1.0	6,324.00	6,324
321	LP1 - 125A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-3	EA	1.0	2,253.00	2,267
346	MMU-Multi-meter monitoring system (connected to each feeder)	EA	1.0	1,396.50	1,405
347	800A Utility current transformer/meter cabinet N3R mounted on Utility transformer	EA	1.0	6,751.00	6,793
348	800A N3R Service disconnect switch	EA	1.0	12,850.00	12,930
355	Primary manhole per code-allowance	EA	2.0	11,625.00	23,423
357	1.25" PVC and circuitry underground from ATS to generator	LF	22.0	54.40	1,196
358	EV ready base detail (assume including 2nd receptacle being shown next to each other) also includes concrete base	EA	1.0	9,772.50	9,833
363	800A (2) 4"PVC (4)600 kCMIL	LF	54.2	410.10	22,344
366	Central inverter-5kW	EA	1.0	2,327.50	2,342
381	Underground branch lighting circuitry & lighting control	LF	437.2	29.90	13,108
382	Type G1 fixture-allowance not found on fixture schedule	EA	1.0	796.00	796
383	Remove existing secondary overhead service	EA	1.0	2,061.00	2,061
387	Light fixture L1 - 8' long direct only pendant LED-install only	EA	5.0	349.40	1,757
413	Light fixture L1 - 8' long direct only pendant LED, emergency-install only	EA	2.0	389.30	785
388	Light fixture LED1 - 2x2 recessed light fixture-install only	EA	13.0	116.40	1,522
407	Light fixture LED1 - 2x2 recessed light fixture, emergency-install only	EA	9.0	157.50	1,425
389	Light fixture LED2 - 2x2 recessed light fixture-install only	EA	13.0	116.50	1,522
428	Light fixture LED2 - 2x2 recessed light fixture, emergency-install only	EA	1.0	158.00	158
390	Light fixture P1.A - 14" dia. round pendant high bay light fixture-install only	EA	11.0	465.60	5,153
406	Light fixture P1.A - 14" dia. round pendant high bay light fixture, emergency-install only	EA	4.0	523.90	2,110
391	Light fixture R1 - 4" round LED downlight-install only	EA	49.0	146.00	7,208
408	Light fixture R1 - 4" round LED downlight, emergency-install only	EA	18.0	187.40	3,390
409	Light fixture R2 - 4" round LED downlight, emergency-install only	EA	6.0	187.60	1,130
395	Light fixture C1 - 1" downspot light-install only	EA	4.0	117.00	468
418	Light fixture R3 - 2" round LED downlight, emergency-install only	EA	4.0	157.40	633

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
394	Light fixture X1 - thermoplastic exit sign-install only	EA	13.0	116.30	1,522
422	Light track for fixture C1 - Exterior cantenary skyline cable	LF	24.0	30.00	720
396	Light fixture C2 - 32' long linear recessed light-install only	EA	1.0	937.00	937
410	Light fixture W1 - special linear side throw light, emergency-install only	EA	5.0	233.10	1,171
401	Light fixture W2 - special linear side throw light-install only	EA	2.0	175.30	352
402	Light fixture W3 - special linear side throw light-install only	EA	1.0	176.00	176
411	Light fixture W3 - special linear side throw light, emergency-install only	EA	1.0	275.00	275
403	Light fixture W4 - 6' long linear light-install only	EA	1.0	205.00	205
404	Light fixture YR1 - 4" round wall wash downlight-install only	EA	3.0	147.00	441
405	Light fixture YR2 - 4" round downlight, emergency-install only	EA	1.0	147.00	147
412	Occupancy sensor-install only	EA	17.0	88.40	1,513
414	Occupancy sensor, high bay sensor-install only	EA	2.0	111.50	223
415	Normal lighting controller-install only	EA	8.0	116.40	937
416	Emergency lighting controller-install only	EA	6.0	116.30	703
417	Single pole toggle switch-install only	EA	4.0	87.40	352
392	Vacancy sensor switch-install only	EA	3.0	88.40	267
393	Dimmer switch w/ ceiling sensor-install only	EA	9.0	116.30	1,054
399	Occupancy sensor switch-install only	EA	6.0	88.40	534
400	Vacancy dimmer switch-install only	EA	6.0	88.40	534
419	Momentary pushbutton w/ceiling sensors-install only	EA	4.0	117.00	468
421	Light control relay panel "LCP" -install only	EA	1.0	815.00	820
476	Conduit and wiring for light fixtures & lighting control	EA	233.0	242.00	56,759
423	Duplex receptacle	EA	40.0	97.80	3,935
424	Duplex receptacle, GFCI	EA	32.0	135.00	4,347
425	Duplex receptacle, GFCI, WP	EA	11.0	172.50	1,907
426	Duplex receptacle, USB	EA	6.0	153.70	928
427	Duplex receptacle, TV	EA	12.0	97.70	1,181
429	Duplex receptacle, DW	EA	1.0	97.50	98
430	Duplex receptacle, REF	EA	2.0	97.80	197
431	Duplex receptacle, W	EA	2.0	97.80	197
432	Duplex receptacle, WB	EA	2.0	97.80	197
433	Duplex receptacle, DSK	EA	4.0	97.90	394
439	Double duplex receptacle	EA	28.0	144.40	4,066
440	Specialty receptacle	EA	6.0	125.90	759
434	Specialty receptacle, CR	EA	4.0	125.90	506

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
435	Specialty receptacle, D	EA	2.0	125.80	253
437	Specialty receptacle, R	EA	1.0	125.50	126
438	Specialty receptacle, TP	EA	5.0	125.60	632
436	Overhead door opener & 3-button operation station	EA	5.0	181.80	913
441	Junction box	EA	2.0	51.20	103
442	Floor box type A, power (includes trenching in floor)	EA	2.0	3,836.30	7,720
478	Conduit and wiring for branch power	EA	165.0	209.60	34,783
482	Mechanical connection, 15A-1P (including feeder)	EA	6.0	852.10	5,138
483	Mechanical connection, 20A-1P (including feeder)	EA	11.0	885.80	9,801
484	Mechanical connection, 20A-2P (including feeder and 30A disc sw)	EA	10.0	1,061.80	10,690
485	Mechanical connection, 20A-3P (including feeder and 30A disc sw))	EA	2.0	1,154.40	2,326
486	Mechanical connection, 25A-2P (including feeder)	EA	1.0	1,008.50	1,015
487	Mechanical connection, 30A-2P (including feeder and 30A disc sw)	EA	2.0	1,139.80	2,296
488	Mechanical connection, 30A-3P (including feeder and 30A disc sw)	EA	3.0	1,340.70	4,022
489	Mechanical connection, 40A-3P (including feeder and 60A disc sw)	EA	3.0	1,591.30	4,804
481	Mechanical connection, 100A-3P (including feeder and 100A disc sw)	EA	2.0	3,010.00	6,057
480	Mechanical connection, 110A (including feeder and 200A disc sw)	EA	1.0	3,848.50	3,872
541	Feeder allowance(EMT)-Feeder schedule on drawing E-300 indicates "Copper Conductors"	SF	8,384.0	6.30	53,415
<b>26 - Electrical</b>				<b>135.25 /SF</b>	<b>1,133,914</b>
<b>27</b>	<b>Communications</b>				
143	Telecommunications system, incl. raceways, conduit, wiring, and head-end equipment etc	SF	8,384.0	2.10	18,067
322	Emergency responder radio coverage system/BDA, inc. devices, wiring, head-end equipment etc.	SF	8,384.0	2.80	23,565
148	Audio-visual, incl. raceways, wiring, and head-end equipment etc.	SF	8,384.0	3.70	31,421
149	Public-address system, incl. devices, wiring, head-end equipment, etc	SF	8,384.0	1.40	11,783
170	Site telecoms distribution-(4) 4" empty inc. trenching (allowance to telecom provider-100')	LF	162.6	187.20	30,621
171	Connection and cabling to existing telecom service-by utility company	EA	1.0		Excl.
509	A/V; ceiling speaker-rough in only	EA	23.0	98.70	2,284
510	A/V; ceiling speaker w/ light-rough in only	EA	6.0	107.10	646
511	A/V; ceiling speaker, high intensity-rough in only	EA	2.0	107.00	215
519	A/V; horn speaker-rough in only	EA	1.0	111.00	111
512	A/V; fire alerting monitor-rough in only	EA	4.0	116.20	468
516	A/V; security monitor-rough in only	EA	2.0	116.30	234

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
517	A/V; TV monitor-rough in only	EA	8.0	232.80	1,874
518	Wifi access point-rough in only	EA	8.0	87.50	705
520	Bluetooth speakers-rough in only	EA	3.0	76.10	230
521	2-port data outlet-rough in only	EA	26.0	99.70	2,607
590	Site telecom underground concrete encased under drivable surface	LF	30.4	116.20	3,560
<b>27 - Communications</b>				<b>15.31 /SF</b>	<b>128,391</b>
<b>28</b>	<b>Electronic Safety and Security</b>				
145	Security system-infrastructure, cabling, devices and head end equipment	SF	8,384.0	4.70	39,276
459	Fire alarm; fire alarm control panel	EA	1.0	9,777.50	9,838
457	Fire alarm; bi-directional amplifier annunciator	EA	1.0	3,259.00	3,279
458	Fire alarm; cellular communicator	EA	1.0	465.50	468
444	Fire alarm; manual pull station	EA	6.0	214.30	1,293
445	Fire alarm; fire department key box	EA	1.0	526.00	529
446	Fire alarm; strobe-only unit	EA	6.0	251.30	1,518
447	Fire alarm; combination horn / strobe light	EA	22.0	335.40	7,420
452	Fire alarm; combination horn / strobe light, weatherproof	EA	1.0	368.00	370
448	Fire alarm; ceiling mounted smoke detector	EA	4.0	368.10	1,480
455	Fire alarm; ceiling mounted smoke detector with low frequency	EA	6.0	372.50	2,249
454	Fire alarm; ceiling mounted smoke detector with multi-criteria	EA	3.0	418.40	1,265
451	Fire alarm; ceiling mounted smoke detector with carbon monoxide sounder base	EA	2.0	418.40	843
449	Fire alarm; ceiling mounted heat detector with temperature rating	EA	1.0	232.00	234
450	Fire alarm; ceiling mounted carbon monoxide detector	EA	3.0	307.10	928
453	Fire alarm; monitor module	EA	6.0	195.60	1,181
456	Fire alarm; exterior beacon	EA	1.0	470.00	473
475	Fire alarm; conduit and wiring for fire alarm fixtures	EA	65.0	237.30	15,529
491	Fire alarm; device verification, testing, programming & commissioning	EA	65.0	65.10	4,263
492	CCTV, 360 degree outdoor multi-sensor camera-rough in only	EA	4.0	326.70	1,312
514	CCTV, fix dome camera-rough in only	EA	2.0	181.50	365
502	Access control, video intercom-rough in only	EA	4.0	116.40	468
503	Access control, door contact-rough in only	EA	14.0	60.60	853
504	Access control, card reader-rough in only	EA	15.0	349.40	5,270
505	Access control, request-to-exit device-rough in only	EA	13.0	116.50	1,522
506	Access control, electronic hardware-rough in only	EA	13.0	60.60	792

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
508	Access control, overhead door control-rough in only	EA	5.0	232.90	1,171
602	Site security allowance (drawings SEC 100 & SEC200	LS	1.0		Excl.
<b>28 - Electronic Safety and Security</b>				<b>12.43 /SF</b>	<b>104,189</b>
<b>31</b>	<b>Earthwork</b>				
173	Site clearing and grubbing	Acre	0.95	5,000.00	4,750
174	Temporary construction fence	LF	899.6	25.00	22,490
344	Construction entrance	SF	1,135.8	7.00	7,951
345	Washdown area	EA	1.0	5,000.00	5,000
349	Silt fence	LF	1,154.0	11.00	12,694
350	Filter sock, 12"Ø	LF	122.6	3.50	430
351	Erosion blanket	SF	330.0	1.30	429
352	Inlet protection	EA	2.0	250.00	500
353	Temporary stockpile area	SF	1,203.1		Nil
359	Erosion control maintenance and removal	Item			4,500
361	Snow removal (season)	EA	1.0	10,000.00	10,000
364	Dust control	Item			20,000
176	Mobilization, layouts, survey, etc - Engine 3	LS	1.0	12,000.00	12,000
530	Remove unsuitable materials (fill)	CY	986.0	20.00	19,720
533	Cut site to proposed level	CY	99.0	20.00	1,980
534	Generator pad excavation	CY	20.0	18.00	360
535	Pavement excavation	CY	694.0	18.00	12,492
531	Subsurface detention system excavation	CY	185.0	20.00	3,700
532	Bioretention basin excavation	CY	210.0	20.00	4,200
536	Fill to proposed level using imported materials	CY	278.8	45.00	12,546
537	Remove excavated materials from site	CY	2,194.0	30.00	65,820
181	Rough and fine grading	SF	41,369.1	0.80	33,095
182	Excavation in rock - allowance	LS	1.0	25,000.00	25,000
183	Excavation in contaminated soils	LS	1.0		Excl.
298	Excavation for concrete foundations	CY	401.7	25.00	10,042
299	Remove and dispose of excavated spoils	CY	401.7	35.00	14,059
300	Imported backfill to foundation excavation	CY	282.9	60.00	16,974
301	Sub-soil perimeter drain	LF	462.9	25.00	11,572
302	Imported subbase to SOG	CY	192.4	65.00	12,506
340	Allowance for de-watering	LS	1.0	25,000.00	25,000
<b>31 - Earthwork</b>				<b>44.11 /SF</b>	<b>369,810</b>

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>32</b>	<b>Exterior Improvements</b>				
236	Heavy duty concrete pavement/apron	SF	3,177.9	20.00	63,558
543	Heavy duty bituminous concrete	SY	914.0	50.00	45,700
544	Standard bituminous concrete	SY	218.0	35.00	7,630
250	Granite curb	LF	609.9	80.00	48,792
545	Prepare and compact sub-base	SF	13,357.2	1.30	17,365
546	Granular base	CY	553.8	75.00	41,535
238	Concrete sidewalk/patio, 4" deep	SF	2,489.7	12.00	29,876
239	Concrete transformer/generator pad inc. subbase (no details provided)	SF	230.7	20.00	4,614
240	Concrete trash enclosure pad inc. subbase (no details provided) - none indicated	SF	323.0		Excl.
552	Install salvaged curb	LF	21.0	35.00	735
242	Pavement marking - directional arrow	EA	2.0	500.00	1,000
243	Pavement marking - 12" stop bar	LF	12.0	6.00	72
244	Pavement marking - hatched markings	SF	152.0	2.50	380
245	Pavement marking - disabled symbol	EA	1.0	500.00	500
246	Pavement marking - 4" line marking	LF	95.2	2.50	238
247	30" x 30" stop sign post	EA	1.0	750.00	750
248	12" x 18" disabled parking sign post	EA	1.0	500.00	500
557	6" x 12" van accessible sign post	EA	1.0	500.00	500
253	Flag pole	EA	1.0	12,000.00	12,000
254	Bollard	EA	12.0	1,500.00	18,000
258	Trash enclosure fence - (assumed 6'-0" high)	LF	35.0		Excl.
259	Trash enclosure double gate - (assumed 6'-0" high)	EA	1.0		Excl.
378	Move existing boulder to new location per Owner's direction	EA	23.0	500.00	11,500
542	Make good road way following utility connections	SY	65.7	120.00	7,884
548	Pavement marking - 15" crosswalk	LF	166.0	6.50	1,079
555	Bituminous sidewalk, 3" overall depth	SY	11.0	35.00	385
553	Prepare and compact sub-base	SF	2,580.7	1.30	3,355
554	Granular base	CY	94.2	75.00	7,065
620	Trees	EA	25.0	1,000.00	25,000
621	Shrubs	EA	319.0	300.00	95,700
623	Imported backfill	CY	87.5	80.00	7,000
625	Bioretention grasses	EA	335.0	25.00	8,375
626	Mulch for planting areas, 3" thick	SF	8,316.5	1.80	14,970

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
627	4" loam seeded w/ fescue turf	SF	12,084.0	1.50	18,126
628	Allowance; topsoil 6" thick	CY	377.8	80.00	30,224
<b>32 - Exterior Improvements</b>				<b>62.55 /SF</b>	<b>524,408</b>
<b>33</b>	<b>Utilities</b>				
260	Connection to existing water service line along existing roadway	EA	1.0	12,000.00	12,000
161	6" CLDI water service inc. trenching	LF	93.8	185.00	17,353
264	2" type K domestic water service inc. trenching	LF	22.5	165.00	3,712
575	6" PVC sewer service line inc. trenching	LF	460.3	80.00	36,824
574	Connection to existing sewer service line along existing roadway	EA	1.0	12,000.00	12,000
573	Manholes	EA	3.0	8,000.00	24,000
257	Clean out	EA	3.0	750.00	2,250
572	1" domestic water service inc. trenching	LF	61.0	125.00	7,625
586	Sewer pipe concrete encasement	LF	20.5	75.00	1,537
568	Fire hydrant	EA	1.0	9,000.00	9,000
569	Water valve	EA	3.0		Incl.
589	Underground detention system with 24"Ø N-12 solid piping including backfill, geotextile, etc.	SF	706.0	65.00	45,890
605	Connect to existing catch basin	EA	1.0	5,000.00	5,000
592	Storm drain manhole	EA	6.0	8,500.00	51,000
593	Catch basin	EA	2.0	6,500.00	13,000
594	OCS	EA	2.0	7,000.00	14,000
601	Yard drain	EA	1.0	5,800.00	5,800
595	HDPE Pipe, 6" Ø including trenching and backfill	LF	46.0	70.00	3,220
596	HDPE Pipe, 8" Ø including trenching and backfill	LF	6.1	85.00	518
597	HDPE Pipe, 12" Ø including trenching and backfill	LF	182.1	100.00	18,210
598	HDPE Pipe, 24" Ø including trenching and backfill	LF	2.0	200.00	400
599	Rain guardian turret inlet structure	EA	2.0	8,000.00	16,000
600	Bioretention perforated 6" Ø PVC pipe	LF	107.0	90.00	9,630
603	Trench drain	LF	24.2	100.00	2,420
606	Flared end	EA	1.0	1,500.00	1,500
607	Headwall	EA	1.0	9,500.00	9,500
610	Clean out	EA	1.0	750.00	750
608	Riprap, stone outlet, etc.	SF	154.0	6.00	924

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

A Fire Station - Engine 3 (continued)

GFA: 8,384 SF Cost/SF: 1,068.10  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
609	Bioretention basin backfill, etc.,	SF	1,227.0	20.00	24,540
				<b>41.58 /SF</b>	<b>348,603</b>
<b>FIRE STATION - ENGINE 3</b>				<b>1,068.10 /SF</b>	<b>8,954,969</b>

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# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>02</b>	<b>Existing Conditions</b>				
2	Hazardous abatement (Engine 5) - as per Haz Mat Report	LS	1.0	95,000.00	95,000
3	Demolition of existing single story building, including removal of foundations etc.	SF	2,606.2	20.00	52,124
214	Break out & dispose of existing bituminous concrete	SF	7,608.1	1.00	7,608
371	Break-out portion of existing roadway for utility work	SF	818.3	3.00	2,455
215	Break out & dispose of existing concrete pad	SF	147.0	1.50	221
524	Break-out concrete walkway	SF	175.0	1.50	263
216	Break out & dispose of existing granite curb	LF	65.9	10.00	659
217	Saw cut to existing bituminous concrete	LF	195.9	20.00	3,918
522	Remove existing flag pole and store for relocation	EA	1.0	1,000.00	1,000
385	Remove trees	EA	4.0	500.00	2,000
523	Remove evergreen trees	EA	5.0	300.00	1,500
525	Remove chainlink fence	LF	308.0	10.00	3,080
528	Remove existing vinyl fence and store for re-installation	LF	28.0	10.00	280
494	Remove water services piping	LF	120.4	40.00	4,816
495	Remove gas services piping	LF	125.3	40.00	5,012
496	Remove sewer services piping	LF	69.3	40.00	2,772
499	Remove septic tank	EA	1.0	8,000.00	8,000
507	Remove gas meter	EA	1.0	250.00	250
526	Remove leaching field	SF	779.0	60.00	46,740
	<b>02 - Existing Conditions</b>			<b>26.45 /SF</b>	<b>237,698</b>
<b>03</b>	<b>Concrete</b>				
5	Cast-in-place concrete, slab-on-grade; 5" thick inc. WWF	SF	2,713.4	16.00	43,414
4	Cast-in-place concrete, slab-on-grade; 8" thick	SF	2,357.1	15.00	35,357
7	Form; edge of slab	LF	349.1	20.00	6,982
6	Reinforcement - WWF 6 x 6 - W2.9 x W2.9	SF	2,713.4		Incl.
8	Reinforcement to slab-on-grade	Lb	1,861.2	2.00	3,722
219	Misc. control joints, expansion joints, thickening etc.	SF	5,070.4	1.80	9,127
9	Vapor barrier	SF	5,070.4	0.80	4,056
10	Rigid insulation (thickness undefined)	SF	5,070.4	5.00	25,352
11	Cast-in-place concrete, strip footings	CY	44.7	400.00	17,880
13	Form; strip footings	SF	958.8	20.00	19,176
14	Reinforcement to strip footings	Lb	2,112.8	2.00	4,226
558	Cast-in-place concrete, footings	CY	1.0	400.00	400

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
559	Form; footings	SF	22.0	20.00	440
560	Reinforcement to footings	Lb	42.0	5.00	210
15	Cast-in-place concrete, frost walls, 8" thick	CY	31.8	400.00	12,720
16	Form; frost walls	SF	2,556.1	20.00	51,122
197	Form; 8" brick shelf	LF	924.4		Excl.
17	Reinforcement to frost walls	Lb	3,414.9	2.00	6,830
646	Concrete base panel	SF	492.6	40.00	19,704
187	2'-6" concrete topping slab	SF	2,888.0	14.00	40,432
188	Reinforcement - WWF 6 x 6 - W2.9 x W2.9	SF	2,888.0		Incl.
189	Pour stop	LF	458.0	20.00	9,160
565	Allowance; concrete pier - assumed 1'-0" high (no details)	LS	1.0	750.00	750
200	Allowance - elevator pit inc. pad, walls, waterproofing etc.	LS	1.0	20,000.00	20,000
			<b>03 - Concrete</b>	<b>36.84 /SF</b>	<b>331,060</b>
<b>04</b>	<b>Masonry</b>				
12	P-1 partition - 8" CMU block, ground face both sides	SF	2,175.1	50.00	108,755
354	N - partition - 6" CMU on both sides	SF	2,686.2	40.00	107,448
18	Reinforcement to CMU bearing walls	Lb	4,861.4	1.00	4,861
326	8" CMU at exterior walls, 1 ground face	SF	2,874.1	48.00	137,957
			<b>04 - Masonry</b>	<b>39.95 /SF</b>	<b>359,021</b>
<b>05</b>	<b>Metals</b>				
616	Roof construction; apparatus bay roof - 20K joists	T	3.520	7,000.00	24,640
583	Roof construction; 14" LGMF joists	T	5.343	6,500.00	34,730
191	Roof construction; structural steel	T	3.347	7,000.00	23,429
21	1 1/2" 18GA roof deck	SF	5,769.5	6.50	37,502
618	1/2" 20GA roof deck	SF	47.0	5.50	259
22	Misc. steel/plates/connections/base plates/anchor bolts etc.	T	1.834	7,000.00	12,838
40	Rooftop mechanical equipment platform	SF	122.9	150.00	18,435
56	Miscellaneous metals (MEP supports, casework supports, etc)	SF	8,986.0	9.50	85,367
255	Trench drain	LF	32.5		Excl.
604	Floor construction; K joists	T	4.400	7,000.00	30,800
190	Misc. steel/plates/connections/base plates/anchor bolts etc.	T	0.880	7,000.00	6,160
186	1/2" 20GA floor deck	SF	2,888.0	5.50	15,884
325	Shear studs	EA	482.0	7.00	3,374
201	Elevator hoist beam	EA	1.0	7,500.00	7,500
202	Elevator pit ladder	EA	1.0	1,200.00	1,200

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
203	Elevator sump pit grate and frame	EA	1.0	2,000.00	2,000
205	4'-10" Wide metal pan egress stair w/- concrete-fill	FT/R	28.0	3,000.00	84,000
231	Metal stair handrail	LF	106.0	175.00	18,550
232	Metal stair guardrail	LF	42.0	225.00	9,450
327	Structural framing for storefront system (2 lbs/sf)	T	0.611	8,000.00	4,888
343	Roof access ladder	LF	12.3	135.00	1,660
<b>05 - Metals</b>				<b>47.04 /SF</b>	<b>422,666</b>
<b>06</b>	<b>Wood, Plastics, and Composites</b>				
48	Wood blocking / rough carpentry	SF	8,986.0	1.50	13,479
274	Casework; architectural wood base cabinet (maple veneer) inc. quartz surfacing countertop (2' deep)	LF	22.4	600.00	13,440
275	Casework; architectural wood overhead cabinets (maple veneer) (3'-9" high)	LF	6.7	450.00	3,015
640	Casework; architectural wood overhead cabinets (maple veneer) (3'-0" high)	LF	9.1	425.00	3,867
639	Casework; architectural wood overhead cabinets (maple veneer) (2'-6" high)	LF	3.0	400.00	1,200
638	Casework; architectural wood overhead cabinets (maple veneer) (1'-0" high)	LF	7.4	350.00	2,590
276	Casework; architectural wood base cabinet (maple veneer) below monitor (2' deep)	LF	19.4	500.00	9,700
641	Casework; vanity with undermount sink	LF	9.7	350.00	3,395
277	Casework; countertop work station to office	LF	6.5	250.00	1,625
332	Allowance casework not yet identified	SF	8,986.0	0.50	4,493
<b>06 - Wood, Plastics, and Composites</b>				<b>6.32 /SF</b>	<b>56,804</b>
<b>07</b>	<b>Thermal and Moisture Protection</b>				
23	EX1 - 3" insulated metal panels - custom color w/ 3/4" hat channels	SF	5,453.6		Excl.
24	EX2 - 3/4" weather treated wood - custom color w/ 3/4" hat channels	SF	1,277.7		Excl.
562	WD-01, High pressure laminate composite panel	SF	2,201.6	65.00	143,104
563	MTL-01, Prefinished standing seam metal panel	SF	4,622.3	85.00	392,895
567	MTL-02, Prefinished flush seam metal panel @ Apparatus Bay/Dayroom	SF	811.4	80.00	64,912
398	Metal panel @ Elevator penthouse	SF	138.0	75.00	10,350
26	Premium; corrosion resistant masonry anchor fasteners	SF	7,486.2	10.00	74,862
30	Air/vapor retarder	SF	3,366.8	6.00	20,201
27	Permeable vapor barrier	SF	4,612.5	8.00	36,900
28	5/8" glass mat sheathing	SF	4,612.5	5.00	23,062

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
29	6" rock wool insulation	SF	6,731.0		Excl.
643	4" mineral wool insulation	SF	7,520.2	4.20	31,585
43	Roof hatch - 3'-8" x 6'-8"	EA	1.0	2,000.00	2,000
49	Firestopping	SF	8,986.0	1.00	8,986
50	Interior caulking and sealing	SF	8,986.0	1.50	13,479
732	TPO Roofing membrane, incl.(2 layers) plywood sheathing, 6" rigid insulation, AWB	SF	6,090.0	33.50	204,015
59	Misc. trims and flashings	SF	9,153.1	2.00	18,306
60	Exterior caulking and sealing	SF	9,153.1	1.50	13,730
566	Metal louver	SF	8.0	125.00	1,000
61	Roof walkway pads - allowance Engine 5	LS	1.0	5,000.00	5,000
62	Roof safety fall-arrest system - allowance Engine 5	LS	1.0	10,000.00	10,000
341	Metal fascia	LF	449.4	50.00	22,470
328	Misc. roof metals & flashings allowance	SF	6,089.9	1.50	9,135
329	Roof wood blocking	SF	6,089.9	0.80	4,872
338	Waterproofing layer to frost wall (assumed)	SF	1,278.1	17.50	22,367
564	MTL-02, Prefinished flush seam metal soffit @ Apparatus Bay/Dayroom	SF	313.7	90.00	28,233
397	Misc. metal soffit	SF	205.0	90.00	18,450
<b>07 - Thermal and Moisture Protection</b>				<b>131.31 /SF</b>	<b>1,179,914</b>
<b>08</b>	<b>Openings</b>				
31	Aluminum fixed window unit	SF	280.3	150.00	42,045
32	Aluminum storefront glazing	SF	608.6	175.00	106,505
33	Single door, 3'-4" x 7'-0" hollow metal door, including frame, finish & hardware	EA	2.0		Excl.
538	Single door, 3'-0" x 7'-0" hollow metal door, including frame, finish & hardware	EA	1.0	3,000.00	3,000
192	Single door, 3'-0" x 7'-0" fully glazed aluminum door, including frame, finish & hardware	EA	1.0	5,000.00	5,000
539	Single door, 3'-7 13/32" x 7'-1/4" fully glazed aluminum door, including frame, finish & hardware	EA	1.0	5,500.00	5,500
632	2'-6" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware (90 mins fire rated)	EA	1.0	3,500.00	3,500
577	3'-0" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware	EA	6.0	3,000.00	18,000

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
631	3'-0" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware (90 mins fire rated)	EA	11.0	3,500.00	38,500
630	3'-0" x 7'-0" Single leaf hollow metal painted flush door, including frame, finish & hardware (45 mins fire rated)	EA	3.0	3,250.00	9,750
635	3'-0" x 7'-0" Single leaf hollow metal painted full glass door, including frame, finish & hardware	EA	1.0	4,000.00	4,000
579	3'-0" x 7'-0" Single leaf wood clear coated flush door, including frame, finish & hardware (20 min fire rated)	EA	6.0	3,000.00	18,000
633	3'-0" x 7'-0" Single leaf wood clear coated flush door, including frame, finish & hardware	EA	4.0	2,750.00	11,000
637	3'-0" x 7'-0" Single leaf wood clear coated flush door, including frame, finish & hardware (90 mins fire rated)	EA	2.0	3,250.00	6,500
585	3'-0" x 7'-0" Single leaf wood flush door, including frame, finish & hardware	EA	2.0	2,750.00	5,500
629	3'-0" x 7'-0" Single leaf aluminum with full glass door, including frame, finish & hardware	EA	1.0	4,500.00	4,500
636	3'-0" x 8'-10" Single leaf aluminum with full glass door, including frame, finish & hardware	EA	1.0	5,000.00	5,000
634	3'-6" x 7'-0" Hollow metal sliding painted door, including frame, finish & hardware (90 mins fire rated)	EA	1.0	3,750.00	3,750
588	Card readers, door contact and request to exit device	EA	5.0		Incl.
619	Mirrored wall (6mm thick tempered glass, Q1 grade)	SF	277.0	45.00	12,465
617	E-interior store front glazing	SF	35.0	125.00	4,375
614	L- interior store front glazing	SF	132.0	125.00	16,500
615	G- interior store front grazing	SF	68.0	125.00	8,500
193	Overhead sectional door, 11'-0" x 10'-0" w/ glass panels	EA	1.0	18,500.00	18,500
194	Overhead sectional door, 14'-0" x 14'-0" w/ glass panels	EA	3.0	35,000.00	105,000
			<b>08 - Openings</b>	<b>50.68 /SF</b>	<b>455,390</b>
<b>09</b>	<b>Finishings</b>				
45	EB1 partition - 3- 5/8" metal stud, 1-1/2" hat channels w/ 5/8" Type "X" GWB both sides, sound attenuation batt insulation, 1hr fire rated	SF	5,029.3	19.00	95,557
360	EB partition - 3- 5/8" metal stud, 1-1/2" hat channels w/ 5/8" GWB both sides, sound attenuation batt insulation	SF	451.3	17.00	7,672
611	F2BS partition - 6"metal stud, w/ 5/8" GWB both sides, sound attenuation batt insulation, 2hr fire rated	SF	1,082.0	23.00	24,886
613	EA partition - 3- 5/8" metal stud w/ 5/8" GWB on one side, sound attenuation batt insulation	SF	558.0	13.50	7,533

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
379	EJ partition - 3-5/8" metal stud w/ 5/8" Cement board (one side)	SF	694.2	15.00	10,413
25	8" LGMF at exterior walls, batt insulation, interior lining	SF	4,612.5	25.00	115,312
645	5/8" Plywood sheathing, 6" metal stud backing	SF	757.0	16.50	12,491
501	LIN-01 - Linoleum flooring	SF	2,669.5	15.00	40,042
82	EPX-01 - Epoxy over concrete floor finish	SF	3,016.2	20.00	60,324
83	TLF-01 - Ceramic floor tile	SF	354.3	30.00	10,629
84	CONC-01 - Sealed concrete	SF	624.0	2.00	1,248
85	CPT-01 - Walk off mat	SF	97.5	55.00	5,363
513	CPT-02 - Carpet Tile	SF	75.5	8.00	604
87	RBF-02 - Fitness flooring	SF	385.8	22.00	8,488
88	Resilient wall base	LF	1,649.2	5.00	8,246
89	Tile wall base	LF	217.5	20.00	4,350
90	5/8" Gypsum board ceiling system on 3 5/8" metal stud framing	SF	2,387.4	20.00	47,748
493	5/8" Moisture resistant gypsum board ceiling system on 3 5/8" metal stud framing	SF	345.5	21.00	7,256
624	(2) Layers Type "X" GWB on 3 5/8 metal stud framing	SF	472.0	25.00	11,800
91	Paint to GWB	SF	3,204.3	1.80	5,767
92	2' x 2' ACT Ceiling system	SF	1,352.2	9.00	12,170
93	Paint finish to exposed structure	SF	2,791.9	2.00	5,584
94	Misc. soffits and bulkheads	SF	8,986.0	0.50	4,493
549	Paint to CMU	SF	8,076.2	2.50	20,191
550	Paint to GWB	SF	12,842.3	1.80	23,116
98	CT1 - ceramic wall tile (showers)	SF	1,643.6	30.00	49,308
206	Linoleum flooring finish and rubber stair treads - steel pan with concrete tread (treads/risers/landings)	SF	416.0	5.00	2,080
622	Glazing at the kitchen/Dayroom	SF	177.0	125.00	22,125
330	Gypsum board partitions not yet identified (GFA measured)	SF	8,986.0	0.50	4,493
331	Wall base	LF	119.0	5.00	595
337	Misc. floor preparation & protection	SF	7,221.3	1.50	10,832
86	R1 - Resilient rubber	SF	2,989.8		Excl.
	<b>09 - Finishings</b>			<b>71.30 /SF</b>	<b>640,716</b>
<b>10</b>	<b>Specialties</b>				
51	Markerboards / tackboards	SF	8,986.0	0.50	4,493
52	Fire extinguisher and cabinet	EA	4.6	450.00	2,070
53	Corner guards and crash rails	SF	8,986.0	0.30	2,696

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
54	Interior code and wayfinding signage	SF	8,986.0	1.30	11,682
63	Exterior building signage - Engine 5	LS	1.0	10,000.00	10,000
70	Restroom accessories; toilet grab bar set	EA	3.0	250.00	750
81	Restroom accessories; shower grab bar set	EA	2.0	250.00	500
71	Restroom accessories; toilet roll holder	EA	6.0	150.00	900
72	Restroom accessories; toilet seat cover dispenser	EA	6.0	175.00	1,050
73	Restroom accessories; sanitary napkin disposal	EA	6.0	550.00	3,300
74	Restroom accessories; soap dispenser	EA	6.0	150.00	900
75	Restroom accessories; paper towel dispenser	EA	6.0	150.00	900
78	Restroom accessories; mirror	EA	6.0	600.00	3,600
77	Restroom accessories; glass shower screen	EA	4.0	3,000.00	12,000
76	Restroom accessories; coat/robe hook	EA	6.0	50.00	300
79	Janitor accessories	EA	2.0	1,250.00	2,500
80	Lockers	EA	16.0	550.00	8,800
230	TOG lockers 24" x 24"	EA	16.0	1,500.00	24,000
<b>10 - Specialties</b>				<b>10.06 /SF</b>	<b>90,441</b>
<b>11</b>	<b>Equipment</b>				
222	Gear washer w/ extractor	EA	1.0	16,000.00	16,000
223	Gear dryer	EA	1.0	17,500.00	17,500
224	Washer/dryer	EA	1.0	2,000.00	2,000
305	Lint interceptor 48" x 48" x 12"	EA	1.0	1,000.00	1,000
225	Fridge freezer	EA	1.0	5,000.00	5,000
226	Range cooker + oven	EA	1.0	7,500.00	7,500
227	Dishwasher	EA	1.0	1,500.00	1,500
228	Microwave	EA	1.0	500.00	500
229	Standard fitness equipment set (treadmill, elliptical, bench & dumbbells)	EA	1.0		Excl.
<b>11 - Equipment</b>				<b>5.68 /SF</b>	<b>51,000</b>
<b>12</b>	<b>Furnishings</b>				
156	Exterior window shades, manual (typical) - to windows only	SF	280.3	10.00	2,803
157	Loose furniture, fittings, and equipment - FF&E (by Owner)	LS	1.0		Excl.
<b>12 - Furnishings</b>				<b>0.31 /SF</b>	<b>2,803</b>
<b>14</b>	<b>Conveying Equipment</b>				
207	(2) Stop passenger elevator	EA	1.0	250,000.00	250,000
208	Elevator cab finishes	EA	1.0		Incl.
<b>14 - Conveying Equipment</b>				<b>27.82 /SF</b>	<b>250,000</b>

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>21</b>	<b>Fire Suppression</b>				
133	Wet sprinkler system w/- zone control, schedule 40 steel distribution, sprinkler heads, testing, etc	SF	8,986.0	10.00	89,860
134	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			13,479
303	Fire pump (not required)	LS	1.0		Excl.
	<b>21 - Fire Suppression</b>			<b>11.50 /SF</b>	<b>103,339</b>
<b>22</b>	<b>Plumbing</b>				
113	Kitchen equipment indirect drain and water hook-up connections	LS	1.0	2,000.00	2,000
114	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			53,047
672	1 1/2" CW, Copper Type L (pipe, fittings, supports)	LF	79.0	32.00	2,528
673	1" CW, Copper Type L (pipe, fittings, supports)	LF	115.0	22.00	2,530
674	1/2" CW, Copper Type L (pipe, fittings, supports)	LF	34.0	14.00	476
675	2" CW, Copper Type L (pipe, fittings, supports)	LF	60.0	42.00	2,520
676	3/4" CW, Copper Type L (pipe, fittings, supports)	LF	25.0	18.00	450
677	1" HW, Copper Type L (pipe, fittings, supports)	LF	97.5	24.00	2,340
678	1/2" HW, Copper Type L (pipe, fittings, supports)	LF	31.5	14.00	441
679	3/4" HW, Copper Type L (pipe, fittings, supports)	LF	97.5	18.00	1,755
680	1/2" HWR, Copper Type L (pipe, fittings, supports)	LF	127.5	14.00	1,785
681	3/4" HWR, Copper Type L (pipe, fittings, supports)	LF	50.0	18.00	900
682	Insulation, 1" Fiberglass on 1" HW Copper	LF	97.5	10.00	975
683	Insulation, 1" Fiberglass on 1/2" HW/R Copper	LF	159.0	7.00	1,113
684	Insulation, 1" Fiberglass on 3/4" HW/R Copper	LF	147.5	8.00	1,180
648	4" Oil Waste, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	170.5	90.00	15,345
649	4" Sanitary, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	228.0	90.00	20,520
650	6" Sanitary, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	98.0	120.00	11,760
651	2" Vent, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	124.5	70.00	8,715
652	3" Vent, No-Hub Cast Iron (pipe, fittings, couplings, supports)	LF	86.0	85.00	7,310
653	ET-1, AMTROL ST-30VC-DD EXPANSION TANK, 16.5 GAL, DIAPHRAGM, VERTICAL, MEP ROOM	EA	1.0	4,200.00	4,200
654	HWST-1, LOCHINVAR RJA120 HOT WATER STORAGE TANK, 119 GAL, GLASS-LINED, VERTICAL, MEP ROOM	EA	1.0	9,500.00	9,500
655	BFP-1 Backflow Preventer, Watts LF009, 2", RPZ Assembly w/ relief, checks, shutoff valves, strainer, flood sensor	EA	2.0	5,600.00	11,200
657	AC-1 Air Compressor, Ingersoll Rand 2475N5-200.3-FP, 17.2 CFM @ 90 PSI, 175 PSIG, 80 Gal Vertical, 5HP/208V/3PH	EA	1.0	14,800.00	14,800

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
658	ACD-1 Air Dryer, Ingersoll Rand D25IN, Refrigerated Non-Cycling, 15 CFM, 203 PSIG	EA	1.0	6,300.00	6,300
659	WH-1, Lochinvar CHPA120PD Electric Water Heater, 120 gal	EA	2.0	14,000.00	28,000
660	HWRP-1, Bell & Gossett Ecocirc XL N 36-45 Recirculation Pump, Domestic HW	EA	1.0	6,000.00	6,000
661	EWC-1: Elkay LZ8WSLK bottle filler + cooler; refrigerated; ADA; includes 3000-gal filter, mounting frames, cane apron	EA	1.0	6,200.00	6,200
662	EWS-1: Bradley S19-314 combo eyewash/shower; 22 GPM; includes TV-2 mixing valve + TP-1 trap primer	EA	1.0	9,800.00	9,800
663	JS-1: FIAT TSB-400 terrazzo mop basin; includes Chicago #897-CCP faucet, vacuum breaker, wall guard, mop hanger, hose & bracket, sill faucet, strainer	EA	2.0	4,900.00	9,800
664	L-1: American Standard 0355.012 ADA lavatory; Sloan EBF-85 sensor faucet; Smith 0700 supports; includes TV-3 mixing valve	EA	2.0	2,150.00	4,300
665	L-2: American Standard 0355.012 ADA lavatory; Symmons 4-208-X faucet; Smith 0700 supports; includes TV-3 mixing valve	EA	4.0	1,950.00	7,800
666	S-1: Elkay ELUHAD211555PD ADA undermount sink; T&S B-0300-VR4 -WS faucet; LKPDAD18B grid drain; includes Symmons 7-225 mixing valve	EA	1.0	2,450.00	2,450
685	S-2: Elkay SS81242 floor-mount sink; Chicago 640-L9E35 faucet; LKAD-35 grid drain; includes Symmons 7-225 mixing valve	EA	1.0	2,850.00	2,850
686	SH-1: Accessible shower compartment (by others) w/ Symmons 9605-PLR-1.5 shower system; includes mixing valve, slide bar, hose & head	EA	1.0	7,200.00	7,200
687	SH-2: Accessible shower compartment (by others) w/ Symmons 9605-PLR-1.5 system; includes mixing valve, slide bar, hose & head	EA	3.0	6,950.00	20,850
688	WC-1: Sloan ST-2459 accessible wall-hung toilet; Royal 111-ESS sensor flush valve; Olsonite 955SS seat; ISCA-101 carrier; includes Sloan EL-154 transformer	EA	3.0	4,850.00	14,550
689	WC-2: Sloan ST-2459 standard wall-hung toilet; Royal 111-ESS sensor flush valve; Olsonite 955SS seat; ISCA-101 carrier; includes Sloan EL-154 transformer	EA	3.0	4,550.00	13,650
692	FCO-1 Floor Cleanout, JR Smith 4020 Series, nickel bronze top	EA	1.0	525.00	525
693	FCO-2 Floor Cleanout, JR Smith 4231 Series, extra heavy duty	EA	1.0	650.00	650
694	GCO-1 Ground Cleanout, JR Smith 40250 Series, heavy duty	EA	4.0	575.00	2,300
696	FD-1 Floor Drain, JR Smith 2010 Series, nickel bronze strainer	EA	8.0	650.00	5,200
697	FD-2 Floor Drain, JR Smith 2473 Series, heavy duty	EA	1.0	725.00	725
699	TD-1 Trench Drain, JR Smith 9878, 10" wide, ADA grate	EA	4.0	9,500.00	38,000
701	SOI-1 Oil/Water Separator, Striem OS-350, 350-gallon	EA	1.0	18,000.00	18,000
702	LI-1 Lint Interceptor, Striem TT-3, 19-gallon	EA	1.0	3,200.00	3,200
714	FS-1 Floor Sink, JR Smith 3100C-13, 6" receptor w/ bucket	EA	1.0	1,150.00	1,150

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
715	WB-1 Washer Shutoff Valve, Watts A2C-WB-M1 Intelli-Flow	EA	2.0	925.00	1,850
716	HR-1 Compressed Air Hose Reel, Coxreels C-L350-5012-A	EA	1.0	1,850.00	1,850
717	HY-1 Truck-Fill Hose Reel, Hannay EPFF28-30-31-10.5	EA	1.0	3,600.00	3,600
718	RD-1/OD-1 Roof/Overflow Drain, JR Smith 1800	EA	6.0	1,500.00	9,000
755	Stancor SE-50 Elevator Sump Pump, 50 GPM @ 22 ft head, submersible	EA	1.0	3,500.00	3,500
<b>22 - Plumbing</b>				<b>45.26 /SF</b>	<b>406,690</b>
<b>23</b>	<b>Heating, Ventilating, and Air Conditioning</b>				
128	BAS Controls c/w front end work station, graphics, wiring, devices, testing etc	SF	8,986.0	12.00	107,832
129	Third party commissioning & air balancing c/w- report	SF	8,986.0	1.30	11,682
132	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			93,000
719	FC-A, Enviro-Tec HPP06, horizontal 4-pipe FCU, 200 CFM, 6.4 MBH total / 5.1 MBH sens CHW coil, HW reheat, 2-row CHW, EC motor	EA	2.0	6,000.00	12,000
720	FC-B, Enviro-Tec HPP08, horizontal 4-pipe FCU, 300 CFM, 9.5 MBH total / 7.6 MBH sens, 2-row CHW, HW reheat, EC motor	EA	2.0	6,500.00	13,000
721	FC-C, Enviro-Tec HPP12, horizontal 4-pipe FCU, 400 CFM, 12.3 MBH total / 10.1 MBH sens, EC motor	EA	1.0	7,500.00	7,500
723	FC-E, Enviro-Tec HPP20, horizontal 4-pipe FCU, 800 CFM, 23.0 MBH total / 19.2 MBH sens, EC motor	EA	2.0	10,500.00	21,000
725	Vehicle exhaust source-capture system (Plymovent-type): includes high-temp hose, magnetic nozzle, sliding track/rail or motorized reel, high-temp inline exhaust fan, flex connectors, auto-start sensor, control panel, mounts & hardware, condensation kit, testing/commissioning	EA	1.0	24,000.00	24,000
726	Greenheck roof exhaust fan: includes fan, curb, backdraft damper, vibration isolators, flex connectors, roof flashing kit, hardware, factory startup	EA	1.0	5,200.00	5,200
727	Greenheck ESD-435 Louver, 30"x30", stationary blade, drainable, insect screen, baked enamel finish, mounting flanges, hardware	EA	2.0	1,050.00	2,100
729	Indeeco QUA 2 kW slip-in duct heater, integral disconnect, limit switches, control panel, mounting flange, hardware	EA	4.0	1,650.00	6,600
731	Indeeco QUA 5 kW slip-in duct heater, integral disconnect, limit switches, control panel, mounting flange, hardware	EA	2.0	2,050.00	4,100
734	3 HP Taco KV pump, 60 GPM, 75' TDH, glycol-rated, includes isolation valves, check, flex connectors, supports, controls wiring allowance	EA	2.0	11,500.00	23,000
735	0.6 HP Taco VR circulator, 15 GPM, 20' TDH, inline pump, isolation valves, unions	EA	7.0	3,250.00	22,750
736	0.6 HP Taco VR circulator, 15 GPM, 20' TDH, load pump, same configuration as SP	EA	7.0	3,250.00	22,750

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
737	1 HP Taco VR pump, 20 GPM, 40' TDH, chilled-water rated, with isolation valves, flexes, supports	EA	2.0	5,900.00	11,800
738	1 HP Taco VR pump, 30 GPM, 40' TDH, hot-water loop, valves, flexes, supports	EA	5.0	6,250.00	31,250
739	0.6 HP Taco VR pump, 15 GPM, 20' TDH, radiant floor loop circulator	EA	1.0	3,400.00	3,400
740	1 HP Taco VR pump, 26 GPM, 30' TDH, snow-melt source loop	EA	1.0	6,600.00	6,600
741	1 HP Taco VR pump, 14 GPM, 30' TDH, snow-melt load loop	EA	1.0	6,300.00	6,300
742	Indoor Fan Coil Unit, LG ZRNU243SKSA, wall-mounted DX fan coil, 2.0 ton, 24.2 MBH cooling, 25.6 MBH heating	EA	2.0	3,000.00	6,000
743	Outdoor Heat Pump Compressor Unit, LG ZRNU024GSS0, 2.0 ton, low-ambient kit to 0°F, 208V/1-phase, MCA 26.4, MOP 30	EA	2.0	5,500.00	11,000
744	UH-A, Rittling RH-33 Hydronic Unit Heater, 7.2 MBH, 630 CFM, 30% PG, suspended horizontal mount, includes factory disconnect, 1 filter, mounting kit	EA	1.0	2,330.00	2,330
745	CUH-A, Rittling RFRC-420-06 Ceiling-Recessed Hydronic Unit Heater, 12.1 MBH, 450 CFM, vestibule installation, includes disconnect, filter, mounting hardware	EA	1.0	3,260.00	3,260
746	CUH-B, Beacon/Morris TwinFlo W120 Wall-Mounted Hydronic Unit Heater, 8.0 MBH, 127 CFM, includes mounting brackets, trim kit, valves, unions	EA	1.0	2,310.00	2,310
747	EUH-1 THRU 4, Modine VE, 5 kW Electric Unit Heater, Industrial-Grade Vertical Mount, Integral Single-Stage Thermostat, 208V/3Ph	EA	4.0	1,550.00	6,200
748	HX-1, Plate Heat Exchanger (Taco). Hot side: water 30% PG; Cold side: water 40% PG.	EA	1.0	18,000.00	18,000
749	R-1, Hydronic Fin Tube Radiation	LF	42.0	145.00	6,090
751	2" CHW, Copper Type L (pipe, fittings, supports)	LF	1,000.0	42.00	42,000
752	Ductwork with insulation	Lb	3,575.0	22.00	78,650
753	DIFFUSERS / REGISTERS / GRILLES	EA	40.0	305.00	12,200
754	Fire/Smoke Damper	EA	5.0	1,050.00	5,250
756	CH-1, CH-2 – LG Model KCHH017, nominal 17-ton air-cooled scroll heat-pump chiller	EA	2.0	40,400.00	80,800
<b>23 - Heating, Ventilating, and Air Conditioning</b>				<b>79.01 /SF</b>	<b>709,954</b>
<b>26</b>	<b>Electrical</b>				
136	Emergency generator, 3-phase diesel, 250kW/312.5kVA (including control panels, controls, etc)	EA	1.0	60,525.50	60,150
137	800A Manual transfer switch N3R w/camlocks for temp. generator connection -MTS-1	EA	1.0	13,036.00	12,955
288	Interior lighting material and controls only Engine 5-fixtures and lighting control install NIC	SF	8,986.0	10.20	91,471

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
150	Grounding and bonding	SF	8,986.0	0.90	8,316
151	Lightning protection	SF	8,986.0		Excl.
527	Photovoltaic (PV) solar panel system	SF	2,391.0	56.00	132,757
154	Photovoltaic (PV) solar system infrastructure, raceways, conduit, etc	SF	8,986.0	1.90	16,631
155	General Requirements: supervision, shop drawings, as-build drawings, tags, markers, tools, rentals, permits, fees etc.	Item			100,356
372	Utility transformer-by utility company	EA	1.0		Excl.
167	Primary service - (2) 4" C PVC empty concrete encased ductback site electrical distribution inc. trenching	LF	433.8	137.40	59,412
169	Fixture type P1	EA	2.0	2,054.90	4,072
265	800A Secondary Emergency service - (3) 4" C PVC w/4#500 & 1#2/0 gnd concrete encased ductback site electrical distribution inc. trenching	LF	39.8	376.40	14,879
266	800A Secondary service #1-(3) 4"PVC (3) 4#600 kCMIL copper wire and (1) empty 4" concrete encased	LF	68.5	392.00	26,750
262	Connection to secondary side of utility transformer	EA	1.0	931.00	925
297	(3) 1.25 PVC and wiring ductback/cable to emergency generator	LF	127.3	92.80	11,780
315	Automatic transfer switch N3R service rated- 800A, 208Y/120V	EA	1.0	18,437.00	18,323
367	MDP - 800A 208Y/120V, 3 phase, 4-wire w/ SPD-1	EA	1.0	17,721.00	17,721
318	PP1A/PP1B - 225A-MCB, 208Y/120V, 3 phase, 4-wire	EA	2.0	3,817.80	7,588
319	PPIT - 150A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-3	EA	1.0	2,514.50	2,499
376	PP2-150A MCB 208Y/120V, 3 phase, 4 wire	EA	1.0	2,452.00	2,452
369	MP1 - 225A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-3	EA	1.0	3,956.00	3,956
375	MP2 - 400A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-2	EA	1.0	6,246.00	6,246
321	LP1 - 125A-MCB, 208Y/120V, 3 phase, 4-wire w/SPD-3	EA	1.0	2,253.00	2,239
346	MMU-Multi-meter monitoring system (connected to each feeder)	EA	1.0	1,396.50	1,388
347	800A Utility current transformer/meter cabinet N3R mounted on Utility transformer	EA	1.0	6,751.00	6,709
348	800A N3R Service disconnect switch	EA	1.0	12,850.00	12,770
355	Primary manhole per code-allowance	EA	3.0	11,625.00	34,702
356	(4) 1.25 PVC and wiring ductback/cable to emergency generator	LF	39.0	115.70	4,511
358	EV ready base detail (assume including 2nd receptacle being shown next to each other) also includes concrete base	EA	1.0	9,772.50	9,712
363	800A (2) 4"PVC (4)600 kCMIL	LF	39.8	410.10	16,205
365	Elevator control 1.25 PVC underground conduit and circuitry	LF	54.0	53.70	2,898
366	Central inverter-5kW	EA	1.0	2,327.50	2,313
381	Underground branch lighting circuitry & lighting control	LF	225.8	29.90	6,687

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
384	Type G2 fixture-allowance not found on fixture schedule	EA	1.0	833.00	833
387	Light fixture L1 - 8' long direct only pendant LED-install only	EA	4.0	349.40	1,388
413	Light fixture L1 - 8' long direct only pendant LED, emergency-install only	EA	4.0	389.30	1,551
388	Light fixture LED1 - 2x2 recessed light fixture-install only	EA	12.0	116.40	1,388
407	Light fixture LED1 - 2x2 recessed light fixture, emergency-install only	EA	7.0	157.50	1,095
389	Light fixture LED2 - 2x2 recessed light fixture-install only	EA	10.0	116.50	1,157
461	Light fixture ELV - 4' linear elevator shaft light-install only	EA	4.0	87.00	348
390	Light fixture P1.A - 14" dia. round pendant high bay light fixture-install only	EA	11.0	465.60	5,090
406	Light fixture P1.A - 14" dia. round pendant high bay light fixture, emergency-install only	EA	5.0	523.90	2,605
391	Light fixture R1 - 4" round LED downlight-install only	EA	68.0	146.00	9,879
408	Light fixture R1 - 4" round LED downlight, emergency-install only	EA	13.0	187.40	2,418
466	Light fixture R2 - 4" round LED downlight-install only	EA	5.0	145.20	726
409	Light fixture R2 - 4" round LED downlight, emergency-install only	EA	3.0	187.60	558
465	Light fixture R3 - 2" round LED downlight-install only	EA	2.0	147.00	294
418	Light fixture R3 - 2" round LED downlight, emergency-install only	EA	3.0	157.40	469
394	Light fixture X1 - thermoplastic exit sign-install only	EA	15.0	116.30	1,735
464	Light fixture C2 - 8' long linear recessed light-install only	EA	3.0	231.30	694
443	Light fixture W1 - special linear side throw light-install only	EA	2.0	190.50	381
410	Light fixture W1 - special linear side throw light, emergency-install only	EA	3.0	233.10	694
401	Light fixture W2 - special linear side throw light-install only	EA	1.0	175.30	174
463	Vacancy sensor-install only	EA	1.0	88.00	88
412	Occupancy sensor-install only	EA	22.0	88.40	1,934
415	Normal lighting controller-install only	EA	8.0	116.40	925
416	Emergency lighting controller-install only	EA	8.0	116.30	925
417	Single pole toggle switch-install only	EA	5.0	87.40	435
462	Single pole toggle switch w/ weatherproof cover-install only	EA	2.0	88.00	176
392	Vacancy sensor switch-install only	EA	4.0	88.40	352
393	Dimmer switch w/ ceiling sensor-install only	EA	12.0	116.30	1,388
399	Occupancy sensor switch-install only	EA	7.0	88.40	615
400	Vacancy dimmer switch-install only	EA	6.0	88.40	527
421	Light control relay panel "LCP" -install only	EA	1.0	815.00	810
476	Conduit and wiring for light fixtures & lighting control	EA	251.0	242.00	60,391

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
423	Duplex receptacle	EA	37.0	97.80	3,595
467	Duplex receptacle, WP	EA	1.0	116.00	116
424	Duplex receptacle, GFCI	EA	34.0	135.00	4,562
425	Duplex receptacle, GFCI, WP	EA	7.0	172.50	1,198
426	Duplex receptacle, USB	EA	6.0	153.70	916
427	Duplex receptacle, TV	EA	16.0	97.70	1,555
429	Duplex receptacle, DW	EA	1.0	97.50	97
430	Duplex receptacle, REF	EA	2.0	97.80	194
431	Duplex receptacle, W	EA	2.0	97.80	194
432	Duplex receptacle, WB	EA	2.0	97.80	194
433	Duplex receptacle, DSK	EA	3.0	97.90	291
439	Double duplex receptacle	EA	22.0	144.40	3,156
440	Specialty receptacle	EA	4.0	125.90	500
434	Specialty receptacle, CR	EA	3.0	125.90	375
435	Specialty receptacle, D	EA	2.0	125.80	250
437	Specialty receptacle, R	EA	1.0	125.50	125
438	Specialty receptacle, TP	EA	6.0	125.60	750
436	Overhead door opener & 3-button operation station	EA	3.0	181.80	541
441	Junction box	EA	3.0	51.20	153
442	Floor box type A, power (includes trenching in floor)	EA	2.0	3,836.30	7,625
478	Conduit and wiring for branch power	EA	155.0	209.60	32,273
482	Mechanical connection, 15A-1P (including feeder)	EA	4.0	852.10	3,383
483	Mechanical connection, 20A-1P (including feeder)	EA	10.0	885.80	8,800
484	Mechanical connection, 20A-2P (including feeder and 30A disc sw)	EA	12.0	1,061.80	12,670
485	Mechanical connection, 20A-3P (including feeder and 30A disc sw))	EA	3.0	1,154.40	3,446
486	Mechanical connection, 25A-2P (including feeder)	EA	1.0	1,008.50	1,002
487	Mechanical connection, 30A-2P (including feeder and 30A disc sw)	EA	3.0	1,139.80	3,403
489	Mechanical connection, 40A-3P (including feeder and 60A disc sw)	EA	3.0	1,591.30	4,744
490	Mechanical connection, 90A-3P (including feeder)	EA	2.0	2,204.00	4,408
481	Mechanical connection, 100A-3P (including feeder and 100A disc sw)	EA	2.0	3,010.00	5,983
480	Mechanical connection, 110A (including feeder and 200A disc sw)	EA	1.0	3,848.50	3,825
541	Feeder allowance(EMT)-Feeder schedule on drawing E-300 indicates "Copper Conductors"	SF	8,986.0	6.30	56,546
<b>26 - Electrical</b>				<b>107.75 /SF</b>	<b>968,286</b>

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
<b>27</b>	<b>Communications</b>				
143	Telecommunications system, incl. raceways, conduit, wiring, and head-end equipment etc	SF	8,986.0	2.10	19,126
322	Emergency responder radio coverage system/BDA, inc. devices, wiring, head-end equipment etc.	SF	8,986.0	2.80	24,947
148	Audio-visual, incl. raceways, wiring, and head-end equipment etc.	SF	8,986.0	3.70	33,262
149	Public-address system, incl. devices, wiring, head-end equipment, etc	SF	8,986.0	1.40	12,473
170	Site telecoms distribution-(4) 4" empty inc. trenching (allowance to telecom provider-100')	LF	145.4	187.20	27,044
171	Connection and cabling to existing telecom service-by utility company	EA	1.0		Excl.
509	A/V; ceiling speaker-rough in only	EA	25.0	98.70	2,452
510	A/V; ceiling speaker w/ light-rough in only	EA	6.0	107.10	639
511	A/V; ceiling speaker, high intensity-rough in only	EA	2.0	107.00	213
512	A/V; fire alerting monitor-rough in only	EA	7.0	116.20	810
516	A/V; security monitor-rough in only	EA	2.0	116.30	231
517	A/V; TV monitor-rough in only	EA	8.0	232.80	1,851
518	Wifi access point-rough in only	EA	10.0	87.50	870
520	Bluetooth speakers-rough in only	EA	6.0	76.10	455
521	2-port data outlet-rough in only	EA	20.0	99.70	1,980
590	Site telecom underground concrete encased under drivable surface	LF	48.6	116.20	5,622
	<b>27 - Communications</b>			<b>14.69 /SF</b>	<b>131,975</b>
<b>28</b>	<b>Electronic Safety and Security</b>				
145	Security system-infrastructure, cabling, devices and head end equipment	SF	8,986.0	4.70	41,578
459	Fire alarm; fire alarm control panel	EA	1.0	9,777.50	9,717
457	Fire alarm; bi-directional amplifier annunciator	EA	1.0	3,259.00	3,239
458	Fire alarm; cellular communicator	EA	1.0	465.50	463
472	Fire alarm; terminal cabinet	EA	1.0	523.00	523
473	Fire alarm; power supply	EA	1.0	999.00	999
444	Fire alarm; manual pull station	EA	5.0	214.30	1,064
445	Fire alarm; fire department key box	EA	1.0	526.00	523
446	Fire alarm; strobe-only unit	EA	7.0	251.30	1,749
447	Fire alarm; combination horn / strobe light	EA	19.0	335.40	6,330
452	Fire alarm; combination horn / strobe light, weatherproof	EA	1.0	368.00	366
474	Fire alarm; ceiling mounted combination horn / strobe light	EA	1.0	333.00	333
448	Fire alarm; ceiling mounted smoke detector	EA	3.0	368.10	1,097

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
455	Fire alarm; ceiling mounted smoke detector with low frequency	EA	6.0	372.50	2,221
454	Fire alarm; ceiling mounted smoke detector with multi-criteria	EA	5.0	418.40	2,082
451	Fire alarm; ceiling mounted smoke detector with carbon monoxide sounder base	EA	3.0	418.40	1,249
460	Fire alarm; ceiling mounted smoke detector wired to elevator recall system	EA	3.0	393.30	1,180
449	Fire alarm; ceiling mounted heat detector with temperature rating	EA	3.0	232.00	694
450	Fire alarm; ceiling mounted carbon monoxide detector	EA	4.0	307.10	1,222
453	Fire alarm; monitor module	EA	6.0	195.60	1,166
471	Fire alarm; control module	EA	3.0	675.70	2,027
456	Fire alarm; exterior beacon	EA	1.0	470.00	467
468	Fire alarm; tamper switch	EA	4.0	115.80	463
469	Fire alarm; flow switch	EA	2.0	115.50	231
470	Fire alarm; pressure switch	EA	2.0	115.50	231
475	Fire alarm; conduit and wiring for fire alarm fixtures	EA	84.0	237.30	19,822
491	Fire alarm; device verification, testing, programming & commissioning	EA	84.0	65.10	5,441
492	CCTV, 360 degree outdoor multi-sensor camera-rough in only	EA	2.0	326.70	648
514	CCTV, fix dome camera-rough in only	EA	2.0	181.50	361
502	Access control, video intercom-rough in only	EA	4.0	116.40	463
503	Access control, door contact-rough in only	EA	9.0	60.60	541
504	Access control, card reader-rough in only	EA	12.0	349.40	4,164
505	Access control, request-to-exit device-rough in only	EA	9.0	116.50	1,041
506	Access control, electronic hardware-rough in only	EA	9.0	60.60	541
508	Access control, overhead door control-rough in only	EA	4.0	232.90	925
602	Site security allowance (drawings SEC 100 & SEC200)	LS	1.0		Excl.
<b>28 - Electronic Safety and Security</b>				<b>12.82 /SF</b>	<b>115,161</b>
<b>31</b>	<b>Earthwork</b>				
173	Site clearing and grubbing	Acre	0.35	5,000.00	1,750
174	Temporary construction fence	LF	561.4	25.00	14,035
344	Construction entrance	SF	1,011.2	7.00	7,078
345	Washdown area	EA	1.0	5,000.00	5,000
349	Silt fence	LF	579.0	11.00	6,369
350	Filter sock, 12"Ø	LF	40.4	3.50	141
352	Inlet protection	EA	3.0	250.00	750
353	Temporary stockpile area	SF	1,089.9		Nil

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE



### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
359	Erosion control maintenance and removal	Item			2,500
361	Snow removal (season)	EA	1.0	10,000.00	10,000
364	Dust control	Item			10,000
178	Mobilization, layouts, survey, etc - Engine 5	LS	1.0	8,000.00	8,000
530	Remove unsuitable materials (fill)	CY	1,092.0	20.00	21,840
533	Cut site to proposed level	CY	3.0	20.00	60
534	Generator pad excavation	CY	7.0	18.00	126
535	Pavement excavation	CY	233.0	18.00	4,194
531	Subsurface detention system excavation	CY	225.0	20.00	4,500
536	Fill to proposed level using imported materials	CY	767.2	45.00	34,524
537	Remove excavated materials from site	CY	1,560.0	30.00	46,800
181	Rough and fine grading	SF	15,039.9	0.80	12,032
182	Excavation in rock - allowance	LS	1.0	25,000.00	25,000
183	Excavation in contaminated soils	LS	1.0		Excl.
298	Excavation for concrete foundations	CY	296.3	25.00	7,408
299	Remove and dispose of excavated spoils	CY	296.3	35.00	10,371
300	Imported backfill to foundation excavation	CY	202.1	60.00	12,126
301	Sub-soil perimeter drain	LF	349.1	25.00	8,728
302	Imported subbase to SOG	CY	125.6	65.00	8,164
	<b>31 - Earthwork</b>			<b>29.10 /SF</b>	<b>261,496</b>
<b>32</b>	<b>Exterior Improvements</b>				
236	Heavy duty concrete pavement/apron	SF	2,509.1	20.00	50,182
543	Heavy duty bituminous concrete	SY	431.0	50.00	21,550
250	Granite curb	LF	375.1	80.00	30,008
545	Prepare and compact sub-base	SF	6,384.8	1.30	8,300
546	Granular base	CY	283.2	75.00	21,240
238	Concrete sidewalk/patio, 4" deep	SF	667.3	12.00	8,008
239	Concrete transformer/generator pad inc. subbase (no details provided)	SF	176.3	20.00	3,526
244	Pavement marking - hatched markings	SF	152.0	2.50	380
245	Pavement marking - disabled symbol	EA	1.0	500.00	500
246	Pavement marking - 4" line marking	LF	80.8	2.50	202
248	12" x 18" disabled parking sign post	EA	1.0	500.00	500
557	6" x 12" van accessible sign post	EA	1.0	500.00	500
561	Install salvaged flag pole	EA	1.0	2,500.00	2,500
254	Bollard	EA	16.0	1,500.00	24,000

# CHELMSFORD FIRE STATIONS

## DESIGN DEVELOPMENT COST ESTIMATE

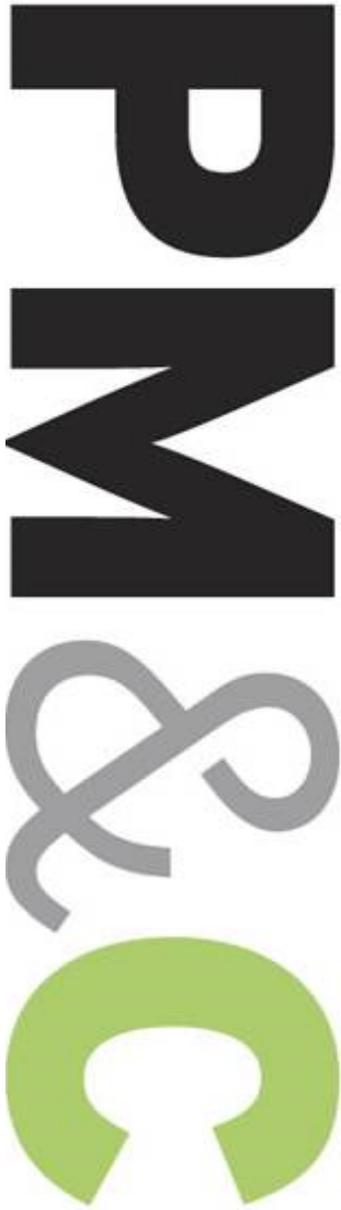


### LOCATION DIVISIONS ITEM

B Fire Station - Engine 5 (continued)

GFA: 8,986 SF Cost/SF: 818.20  
Rates Current At August 2025

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
529	Re-install vinyl fence	LF	28.0	10.00	280
542	Make good road way following utility connections	SY	91.3	120.00	10,956
553	Prepare and compact sub-base	SF	667.3	1.30	867
554	Granular base	CY	24.8	75.00	1,860
556	Wooden stockade fence, 8' high	LF	442.0	285.00	125,970
620	Trees	EA	7.0	1,000.00	7,000
621	Shrubs	EA	45.0	300.00	13,500
623	Imported backfill	CY	121.5	80.00	9,720
626	Mulch for planting areas, 3" thick	SF	3,183.5	1.80	5,730
627	4" loam seeded w/ fescue turf	SF	4,386.0	1.50	6,579
628	Allowance; topsoil 6" thick	CY	140.2	80.00	11,216
<b>32 - Exterior Improvements</b>				<b>40.63 /SF</b>	<b>365,074</b>
<b>33</b>	<b>Utilities</b>				
570	Connection to existing water service line	EA	1.0	5,000.00	5,000
161	6" CLDI water service inc. trenching	LF	216.2	185.00	39,997
264	2" type K domestic water service inc. trenching	LF	20.5	165.00	3,383
256	4" PVC sewer service line inc. trenching	LF	12.0	65.00	780
575	6" PVC sewer service line inc. trenching	LF	56.7	80.00	4,536
163	Connection to existing sewer service line	EA	1.0	5,000.00	5,000
586	Sewer pipe concrete encasement	LF	20.5	75.00	1,538
569	Water valve	EA	2.0		Incl.
234	Underground infiltration system (Cultec) including backfill, fabric, etc.,	SF	1,573.0	50.00	78,650
592	Strom drain manhole	EA	4.0	8,500.00	34,000
593	Catch basin	EA	2.0	6,500.00	13,000
596	HDPE Pipe, 8" Ø including trenching and backfill	LF	1.9	85.00	162
597	HDPE Pipe, 12" Ø including trenching and backfill	LF	3.9	100.00	390
612	SC-310 Chambers including end caps, etc.	LF	96.0	210.00	20,160
603	Trench drain	LF	54.8	100.00	5,480
610	Clean out	EA	1.0	750.00	750
<b>33 - Utilities</b>				<b>23.68 /SF</b>	<b>212,826</b>
<b>FIRE STATION - ENGINE 5</b>				<b>818.20 /SF</b>	<b>7,352,314</b>



**Design Development  
Estimate**

**Chelmsford FD Engine 3 & 5**

New Construction

Chelmsford, MA

**PM&C LLC**

20 Downer Ave, Suite 5  
Hingham, MA 02043  
(T) 781-740-8007  
(F) 781-740-1012

Prepared for:

**TGAS Inc.**

December 3, 2025



**Design Development**

**BASIS OF ESTIMATE**

This cost estimate was produced from Design Development drawings, specifications and other documentation prepared by TGAS Inc. and their design team dated 10/31/25 . Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, construction manager's profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be under:

Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

The estimate is based on **prevailing wage** rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

**ITEMS NOT INCLUDED IN THIS ESTIMATE**

Items not included in this estimate are:

**All professional fees and insurance**

**Items identified in the design as Not In Contract (NIC)**

**Items identified in the design as by others**

**Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)**

**Utility company back charges, including work required off-site**

**Work to City streets and sidewalks, (except as noted in this estimate)**

**Fitness equipment**

**Loose furnishings**

**ESTIMATE UNITS & ABBREVIATIONS LEGEND**

ALW	ALLOWANCE	LS	LUMP SUM
ALT	ALTERNATE	LV(S)	DOOR LEAF/LEAVES
BF	BOARD FOOT	LVL	LAMINATED VENEER LUMBER
DY(S)	DAY	MTH(S)	MONTH
EA	EACH	NIC	NOT IN CONTRACT
FLT(S)	FLIGHT (OF STAIRS)	OPT	OPTION
GFA	GROSS FOOTAGE AREA	QTY	QUANTITY
GSF	GROSS SQUARE FOOTAGE	SF	SQUARE FOOTAGE
HR(S)	HOUR	STOP	ELEVATOR STOP
HSS	HOLLOW STRUCTURAL SECTION	SY	SQUARE YARD
LBS	POUNDS	TN(S)	TONS (STEEL TONNAGE)
LF	LINEAR FOOTAGE	WK(S)	WEEK
LOC	LOCATION	YD(S)	YARD



**Chelmsford FD Engine 3 & 5**  
**New Construction**  
 Chelmsford, MA

12/3/2025

**MAIN CONSTRUCTION COST SUMMARY**

	<b>Construction Start</b>	<b>Gross Floor Area</b>	<b>\$/sf</b>	<b>Estimated Cost</b>
<b>TRADE COSTS</b>				
New Construction Fire Station Engine 5	Jun-26	8,818	\$743.03	\$6,552,032
New Construction Fire Station Engine 3	Jun-26	8,326	\$803.61	\$6,690,888
Sitework @ Engine 5				\$1,006,769
Sitework @ Engine 3				\$1,492,600
HazMat removals allowance budget				see detail
<b>SUBTOTAL TRADE COSTS</b>	Jun-26	17,144	\$918.24	\$15,742,289
Design and Estimating Contingency		5.0%		\$787,114
Escalation to Bid		2.0%		\$314,846
<b>SUBTOTAL</b>				\$16,844,249
<b>Subcontractor Bonds</b>				In rates
General Conditions		16	months	\$1,600,000
General Requirements	2.0%			\$336,885
Winter Conditions				excl
Insurances - GLI/Builders Risk	2.15%			\$362,151
Bond	1.00%			\$168,442
Building Permit				Waived
Overhead & Profit	4.0%			\$673,770
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>17,144</b>	<b>\$1,166</b>	<b>\$19,985,497</b>

**Alternates (Markedup) :**

ALT1 Zinc metal panel ilo of aluminum @ Station 3	ADD	\$	<b>237,477</b>
ALT2 Zinc metal panel ilo of aluminum @ Station 5	ADD	\$	<b>223,342</b>



**CONSTRUCTION COST SUMMARY IN CSI FORMAT**

DIVISION	Engine 5 CSI Detail		Engine 3 CSI Detail		Sitework Engine 5		Sitework Engine 3	
	Subtotal	Total	Subtotal	Total	Subtotal	Total	Subtotal	Total
<b>DIV. 2 EXISTING CONDITIONS</b>		<b>\$134,630</b>		<b>\$160,575</b>				
024100 Demolition	\$39,630		\$40,575					
028000 Facility Remediation	\$95,000		\$120,000					
<b>DIV. 3 CONCRETE</b>		<b>\$331,146</b>		<b>\$371,990</b>				
033000 Concrete	\$331,146		\$371,990					
033001 Concrete - Earthwork								
<b>DIV. 4 MASONRY</b>		<b>\$362,539</b>		<b>\$290,962</b>				
FSB 040001 Unit Masonry	\$362,539		\$290,962					
040002 Stone								
<b>DIV. 5 METALS</b>		<b>\$463,136</b>		<b>\$306,355</b>				
FSB 055001 Metal Fabrications	\$211,708		\$49,956					
051000 Structural Framing	\$191,275		\$191,110					
053000 Metal Decking	\$60,153		\$65,289					
<b>DIV. 6 WOODS &amp; PLASTICS</b>		<b>\$65,320</b>		<b>\$64,948</b>				
061000 Rough Carpentry	\$18,605		\$17,958					
062000 Finish Carpentry								
064000 Architectural Woodwork	\$46,715		\$46,990					
<b>DIV. 7 THERMAL &amp; MOISTURE PROTECTION</b>		<b>\$1,277,787</b>		<b>\$1,429,352</b>				
FSB 071000 Dampproofing & Waterproofing	\$154,924		\$191,116					
072000 Thermal Protection	\$30,584		\$28,912					
074000 Roofing & Siding Panels	\$721,811		\$768,846					
FSB 075000 Membrane Roofing	\$304,350		\$413,926					
077000 Roof & Wall Specialties / Accessories	\$34,200		\$9,900					
078100 Fireproofing	\$31,918		\$16,652					
<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$479,870</b>		<b>\$494,570</b>				
FSB 080001 Metal Windows	\$156,300		\$158,370					
081110 Metal Doors and Frames	\$57,250		\$53,000					
083100 Access Doors and Frames	\$5,000		\$5,000					
083300 Coiling Doors & Grilles	\$125,000		\$167,500					
084400 Entrances, Storefronts, & Curtain Walls	\$10,000		\$10,000					
FSB 088000 Glazing	\$59,220		\$30,800					
087100 Door Hardware	\$57,100		\$59,900					
089000 Louvers & Vents	\$10,000		\$10,000					
<b>DIV. 9 FINISHES</b>		<b>\$681,156</b>		<b>\$666,415</b>				
FSB 090002 Tiling	\$99,090		\$97,968					
FSB 090004 Acoustical Ceilings	\$10,920		\$14,280					
096000 Floor Preparation								
FSB 090006 Resilient Flooring	\$45,037		\$35,836					
FSB 090007 Painting	\$71,844		\$63,193					
092100 Gypsum Board Assemblies	\$381,115		\$372,638					
096700 Fluid-Applied Flooring	\$70,464		\$77,112					
096800 Carpet Flooring	\$2,686		\$5,388					
098000 Acoustic Treatment								
<b>DIV. 10 SPECIALTIES</b>		<b>\$119,270</b>		<b>\$116,810</b>				
101100 Visual Display Surfaces	\$6,720		\$6,720					
101400 Signage	\$37,800		\$36,600					
102110 Toilet and Shower Partitions	\$4,800		\$4,800					
102600 Wall & Door Protection	\$9,440		\$8,480					
102800 Toilet & Bathroom Accessories	\$21,060		\$20,760					
104400 Fire Extinguishers	\$1,050		\$1,050					
105000 Storage Specialties	\$38,400		\$38,400					
<b>DIV. 11 EQUIPMENT</b>		<b>\$54,500</b>		<b>\$54,500</b>				
119000 Other Equipment	\$54,500		\$54,500					
<b>DIV. 12 FURNISHINGS</b>		<b>\$12,320</b>		<b>\$9,380</b>				
122000 Window Treatment	\$12,320		\$9,380					
123000 Casework								
124800 Rugs & Mats								



**CONSTRUCTION COST SUMMARY IN CSI FORMAT**

DIVISION	<i>Engine 5 CSI Detail</i>		<i>Engine 3 CSI Detail</i>		<i>Sitework Engine 5</i>		<i>Sitework Engine 3</i>	
	Subtotal	Total	Subtotal	Total	Subtotal	Total	Subtotal	Total
<b>DIV. 14 CONVEYING SYSTEMS</b>		<b>\$250,000</b>						
FSB 140001 Conveying Systems	\$250,000							
<b>DIV. 21 FIRE PROTECTION</b>		<b>\$87,532</b>		<b>\$86,350</b>				<b>\$86,350</b>
FSB 210000 Fire Protection	\$87,532		\$86,350					
<b>DIV. 22 PLUMBING</b>		<b>\$406,359</b>		<b>\$398,564</b>				<b>\$398,564</b>
FSB 220001 Plumbing	\$406,359		\$398,564					
<b>DIV. 23 HVAC</b>		<b>\$806,014</b>		<b>\$1,081,335</b>				<b>\$1,081,335</b>
FSB 230001 HVAC	\$806,014		\$1,081,335					
<b>DIV. 26 ELECTRICAL</b>		<b>\$1,020,453</b>		<b>\$1,158,782</b>				<b>\$1,158,782</b>
260001 Electrical	\$1,020,453		\$1,158,782					
<b>DIV. 31 EARTHWORK - SITE</b>						<b>\$369,029</b>		<b>\$549,189</b>
311000 Site Clearing					\$164,359		\$231,236	
312000 Earth Moving					\$204,670		\$317,953	
<b>DIV. 32 EXTERIOR IMPROVEMENTS</b>						<b>\$317,448</b>		<b>\$395,423</b>
321000 Bituminous Concrete Paving					\$43,675		\$52,115	
321313 Concrete Paving					\$67,042		\$101,692	
321440 Stone Paving								
321640 Granite Curbing					\$23,985		\$44,810	
323000 Site Improvements					\$119,325		\$63,780	
329300 Planting					\$63,421		\$133,026	
<b>DIV. 33 UTILITIES</b>						<b>\$320,292</b>		<b>\$547,988</b>
331000 Water Utilities					\$48,069		\$63,629	
333000 Sanitary Sewerage					\$13,938		\$77,334	
334000 Stormwater Utilities					\$104,980		\$242,345	
337000 Electrical Utilities					\$153,305		\$164,680	
<b>SUBTOTAL DIRECT (TRADE) COST</b>		<b>Engine 5 \$6,552,032</b>	<b>Engine 3 \$6,690,888</b>		<b>Site Engine 5 \$1,006,769</b>		<b>Site Engine 3 \$1,492,600</b>	



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 5 CSI Detail**

**GROSS FLOOR AREA CALCULATION - PER A0-04**

001	1st Floor		5,556	sf					
002	2nd Floor		3,262	sf					
004	<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>8,818</b>	<b>sf</b>	

**02 EXISTING CONDITIONS**

008	<b>024100 Demolition</b>								
009	Demo extg Building @ Engine 5		2,642	sf	15.00	39,630			
010	SUBTOTAL:						\$	39,630	
013	<b>028000 Facility Remediation</b>								
015	Hazmat Abatement @ Engine 5, provided by others		1	ls	95,000.00	95,000			
016	SUBTOTAL:						\$	95,000	
018	<b>TOTAL, DIVISION 4 - MASONRY</b>								<b>\$134,630</b>

**03 CONCRETE**

022	<b>033000 Concrete</b>							
024	<b>A1010 STANDARD FOUNDATIONS</b>							
025	<u>Concrete Summary</u>							
026	FW Foundation Walls		53					
027	WF Wall Footings		48					
028	CF Spread Footings		1					
029	CW Concrete Wall & Footing							
030	SOG Slab on Grade		112					
031	Total Concrete		214	cy				
17	<u>Wall footing, various widths</u>		572	lf	937.08			
18	Formwork		953	sf	20.00	19,060		
19	Re-bar		3,840	lbs	2.50	9,600		
20	WF Concrete material; 4,500 psi		48	cy	190.00	9,120		
21	Placing concrete		48	cy	150.00	7,200		
23	Foundation wall footing 30"W x 10"D		323	lf			w/ above	
24	Grade beam 30"W x 10"D		249	lf			w/ above	
27	<u>Foundation wall, various heights</u>		325	lf				
28	Formwork		867	sf	20.00	17,340		
29	Re-bar		5,300	lbs	2.50	13,250		
30	FW Concrete material; 4,500 psi		53	cy	190.00	10,070		
31	Placing concrete		53	cy	150.00	7,950		
33	Perimeter frost wall, allow 1'-4"W x 3'-0"H		323	lf			w/ above	
051	<u>Column footing &amp; piers, various</u>		2	ea				
052	Formwork		45	sf	20.00	900		
053	Re-bar		80	lbs.	2.50	200		
054	CF Concrete material; 4,500 psi		1	cy	170.00	170		
055	Placing concrete		1	cy	120.00	120		
056	Set anchor bolts grout plates		2	ea	150.00	300		
058	F4 Foundation spread footing 4'-0"W x 1'-4"D		1	ea			w/ above	
059	P1		1	ea			w/ above	
061	<u>Slab on grade 8"D w/ VB &amp; rigid ins @ Apparatus Bay</u>		2,342	sf				
062	Vapor barrier, heavy duty, 15 mil		2,342	sf	1.00	2,342		
063	Reinforcement		7,200	lbs	2.50	18,000		
064	WWF reinforcement			sf	2.00		NR	
065	Concrete - 8" thick		60	cy	190.00	11,400		
066	SOG Placing concrete		60	cy	250.00	15,000		
067	Finishing and curing concrete		2,342	sf	6.00	14,052		
068	Moisture vapor reduction admixture; barrier one		60	cy	60.00		NR	
070	<u>Slab on grade 5"D w/ VB &amp; rigid ins @ remainder</u>		3,214	sf				
071	Vapor barrier, heavy duty, 15 mil		3,214	sf	1.00	3,214		



CODE	DESCRIPTION	Column1	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
072	Reinforcement			lbs	2.50		NR		
073	WWF reinforcement		3,696	sf	2.00	7,392			
074	Concrete - 5" thick		52	cy	190.00	9,880			
075	SOG Placing concrete		52	cy	250.00	13,000			
076	Finishing and curing concrete		3,214	sf	6.00	19,284			
077	Moisture vapor reduction admixture; barrier one		52	cy	60.00	NR			
078									
079	<u>Misc. for SOG</u>								
080	Elevator Pit, complete		1	ls	40,000.00	40,000			
081	Underslab insulation		5,556	sf	5.00	27,780			
082	Concrete base panel		1	ls	20,000.00	20,000			
083									
084	<u>Concrete on Metal Deck</u>		3,262	sf					
085	WWF reinforcement		3,751	sf	2.00	7,502			
086	Concrete fill to metal deck; normal weight, 2 1/2" thick		25	cy	200.00	5,000			
087	Place and finish concrete		3,262	sf	6.00	19,572			
088	Rebar to decks		979	lbs	2.50	2,448			
089 033000	SUBTOTAL:						\$ 331,146		
090									
091	<b>033001 Concrete - Earthwork</b>								
092									
093	312000 <u>EARTHWORK</u>								
094	<u>Strip footings</u>								
095	Excavation		330	cy	14.00	w/ site work			
096	Backfill with existing fill		57	cy	25.00	w/ site work			
097	Gravel fill beneath footings, 6"		28	cy	55.00	w/ site work			
098	Remove off-site		196	cy	80.00	w/ site work			
099									
100	<u>Slab on grade</u>								
101	Compacted granular fill, 6"		43	cy	50.00	w/ site work			
102	Geo textile fabric		2,342	sf	1.00	w/ site work			
103	Compact sub-grade		2,342	sf	1.50	w/ site work			
104	Underslab drainage , lower level		2,342	sf	3.00	NR			
105	E & B for underslab plumbing		2,342	sf	2.00	NR			
106 033001	SUBTOTAL:						\$ -		
107									
108	<b>TOTAL, DIVISION 03 CONCRETE</b>							<b>\$331,146</b>	
109									
110	<b>04 MASONRY</b>								
111									
112	<b>040001 Unit Masonry</b>								
113									
114	<u>Exterior Cladding</u>								
115	Exterior backup wall, CMU 8"		2,971	sf	45.00	133,695			
116									
117	<u>Interior Partitions</u>		4,697	sf					
118	Wall N- 6" CMU to underside of deck, Paint 1S		126	sf	40.00	5,040			
119	Wall N- 6" CMU to underside of deck, Paint 2S		1,806	sf	40.00	72,240			
120	Wall P-1 8" CMU to underside of deck, Paint 1S		896	sf	45.00	40,320			
121	Wall P-1 8" CMU to underside of deck, Paint 2S		1,869	sf	45.00	84,105			
122									
123	<u>Misc Metals @ Masonry</u>								
124	Misc. metals & lintels as req'd at exterior CMU		2,971	sf	2.00	5,942			
125	Seismic clips		55	ea	300.00	16,500			
126	Misc. metals & lintels as req'd at CMU partitions		4,697	sf	1.00	4,697			
127 040001	SUBTOTAL:						\$ 362,539		
128									
129	<b>TOTAL, DIVISION 4 - MASONRY</b>							<b>\$362,539</b>	
130									
131	<b>05 METALS</b>								
132									
133	<b>051000 Structural Framing</b>		15	tns					
134			3.40	lbs/sf					
135									
136	<u>Floor Framing</u>								
137	Floor construction, 20K open web steel joists spaced at 2'-6" max on center 5 psf		9	tns	7,000.00	63,000			
138	2nd Fl		8.56	tns		w/ above			
139	Moment connections, allowance			ea	900.00	NR			
140	Shear studs			ea	7.00	NR			



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
141	Roof construction, steel framing LGMF roof joists		3,422	sf	15.00	51,330			
142	<u>Roof Framing</u>								
143	Roof construction, 22K open web steel joists spaced at 4'-0" max on center 5PSF, wide flange beams included		6	tns	7,000.00	42,000			
144	Roof Area		6.17	tns			w/ above		
146	Moment connections, allowance		12	ea	800.00	9,600			
147	Shear studs			ea	7.00	NR			
148	Metal galvanized roof deck canopy			sf	6.00				
149	Allow roof dunnage for MEP equipment		1	alw	10,000.00	10,000			
150	Allow steel for PV panel system			tns	7,000.00	NR			
151	Welded 6" MTL Stud @ MTL-02		1,023	sf	15.00	15,345			
152	051000 SUBTOTAL:						\$	191,275	
153									
154	<b>053000 Metal Decking</b>								
155									
156	1/2"D 20 GA deck @ Floor		3,262	sf	6.00	19,572			
157	R1 Roof deck 1-1/2"D 18GA		5,775	sf	7.00	40,425			
158	R2 Roof deck 1/2"D 20GA		26	sf	6.00	156			
159	053000 SUBTOTAL:						\$	60,153	
160									
161	<b>055001 Metal Fabrications</b>								
162									
163	<u>Stair Construction</u>								
164	Stair 01 - egress, metal framed 4'-8"W w/ landings		1	flt	50,000.00	50,000			
165	Stair 02 - egress, metal framed 4'-8"W w/ landings		1	flt	50,000.00	50,000			
166	Concrete pan infill		2	flt	7,000.00	14,000			
167									
168	<u>Misc.</u>								
169	Misc. metals - guardrail @ Stairs		31	lf	400.00	12,400			
170	Misc. metals - handrail @ Stairs		64	lf	350.00	22,400			
171	Elevator hoist beam, ladder & sump pit grate/frame		1	ls	10,000.00	10,000			
172	Misc. metals as req'd throughout, allowance		8,818	gsf	6.00	52,908			
173	055001 SUBTOTAL:						\$	211,708	
174									
175	<b>TOTAL, DIVISION 5 - METALS</b>								<b>\$463,136</b>
176									
177	<b>06 WOOD &amp; PLASTICS</b>								
178									
179	<b>061000 Rough Carpentry</b>								
180									
181	Wood blocking at openings @ Windows		706	lf	4.00	2,824			
182	Wood blocking at openings @ Exterior doors		17	lf	4.00	68			
183	Wood blocking and misc. rough carpentry as req'd in partition:		8,349	sf	0.50	4,175			
184	Wood blocking at openings @ Interior doors		680	lf	4.00	2,720			
185	Rough carpentry as req'd throughout, allowance		8,818	gsf	1.00	8,818			
186	061000 SUBTOTAL:						\$	18,605	
187									
188	<b>064000 Architectural Woodwork</b>								
189									
190	<u>General</u>								
191	Misc. finish carpentry, allowance		8,818	gsf	0.75	w/ below			
192	Millwork cabinetry @ Kitchen/Dayroom		19	lf	800.00	15,200			
193	Counter/Workstation @ Office 103		6	lf	500.00	3,000			
194	Solid surface window sill		31	lf	65.00	2,015			
195	<u>Apparatus Bay</u>								
196	Counter/workstation SS-1 @ Workshop		17	lf	150.00	2,550			
197	<u>Kitchen /Day Room</u>								
198	Cabinet, base p. lam		24	lf	300.00	7,200			
199	Quartz countertop		24	lf	200.00	4,800			
200	Cabinet, wall p. lam		27	lf	350.00	9,450			
201	Cabinet, tall storage p.lam		2	ea	1,250.00	2,500			
202	064000 SUBTOTAL:						\$	46,715	
203									
204	<b>TOTAL, DIVISION 6 - WOOD &amp; PLASTICS</b>								<b>\$65,320</b>
205									
206	<b>07 THERMAL &amp; MOISTURE PROTECTION</b>								
207									
208	<b>071000 Dampproofing &amp; Waterproofing</b>								
209									



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
<b>Engine 5 CSI Detail</b>								
210	<u>Exterior Cladding</u>							
211	Waterproofing layer to frost wall, allowance		2,275	sf	15.00	34,125		
212	AWRB (vapor permeable) @ exterior cladding		7,646	sf	8.00	61,168		
213	Air/vapor retarder		3,823	sf	2.00	7,646		
214	Sealants @ exterior cladding		7,646	sf	1.10	8,411		
215	5/8" glass mat sheathing		4,839	sf	5.00	24,195		
216	Backer rod & double sealant @ Windows		706	lf	12.00	8,472		
217	Backer rod & double sealant @ Exterior doors		17	lf	12.00	204		
218	<u>Interior</u>							
219								
220	Miscellaneous sealants at partitions		13,046	sf	0.30	3,914		
221	Joint sealants as req'd throughout, allowance		8,818	gsf	0.50	4,409		
222	Backer rod & double sealant @ Interior Doors		680	lf	3.50	2,380		
223								
224	071000	SUBTOTAL:					\$	154,924
225								
226	<b>072000</b>	<b>Thermal Protection</b>						
227								
228	4" rock wool insulation @ Exterior		7,646	sf	4.00	30,584		
229	072000	SUBTOTAL:					\$	30,584
230								
231	<b>074000</b>	<b>Roofing &amp; Siding Panels</b>	7,946	sf				
232								
233	074213	<u>WALL PANELS</u>						
234	MTL-1	Exterior cladding MTL-1, Prefinished standing seam w/ 8" MS Backup	2,842	sf	80.00	227,360		
235	MTL-1	Exterior cladding MTL-1, Prefinished standing seam w/ 8" CMU Backup	1,997	sf	80.00	159,760		
236	MTL-2	Exterior cladding MTL-2, Prefinished flush seam metal panel w/ 8" CMU Backup	539	sf	70.00	37,730		
237	MTL-2	Exterior cladding MTL-2, Prefinished flush seam metal panel w/ 8" MS Backup	484	sf	70.00	33,880		
238	WD-1	Exterior cladding WD-1 high pressure laminate composite panel, w/ 8" CMU Backup	735	sf	90.00	66,150		
239	WD-1	Exterior cladding WD-1 high pressure laminate composite panel, w/ 8" MS Backup	1,349	sf	90.00	121,410		
240	Premium; corrosion resistant masonry anchor fasteners		7,946	sf	8.50	67,541		
241	Prefinished aluminum screen		114	sf	70.00	7,980		
242	Premium for zinc panels, standing seam		4,839	sf	30.00	Alternate		
243	Premium for zinc panels, flush		1,023	sf	30.00	Alternate		
244	074000	SUBTOTAL:					\$	721,811
245								
246	<b>075000</b>	<b>Membrane Roofing</b>						
247								
248	Roof Qty Summary		5,893	sf				
249	Roof, general		5,893	sf				
250								
251	070001	<u>WATERPROOFING, DAMPPROOFING AND CAULKING</u>						
252	Joint sealants @ roof, allowance		5,893	sf	1.00	5,893		
253								
254	070002	<u>ROOFING AND FLASHING</u>						
255	Roof, membrane system		5,893	sf				
256	TPO membrane		5,893	sf	16.00	94,288		
257	1/2" High density roof cover board		5,893	sf	3.50	20,626		
258	(2) 3" rigid poly iso insulation		5,893	sf	12.00	70,716		
259	Continuous vapor retarder on sloped metal deck		5,893	sf	3.00	17,679		
260	1 1/2" closed cell spray foam insulation on spray applied thermal barrier to 4'-0" underside of deck		5,893	sf		NR		
261	Roof to wall edge		145	lf	40.00	5,800		
262	Through wall flashing w/ end dams/drip edge set					included w/ above		
263	Metal counter flashing w/ drip edge & cont cleat					included w/ above		
264	Adhered membrane flashing					included w/ above		
265	Flat Termination bard & hot weld					included w/ above		
266	Roof edge flashing & fascia assembly		510	lf	60.00	30,600		
267	Pre fabricated alum snap-on fascia cover					included w/ above		
268	Adhered membrane flashing					included w/ above		
269	Flat Termination bar & hot weld					included w/ above		
270	Wood blocking					included w/ div 06 above		
271	Parapet to screen mechanical units 4'-0"H		57	lf	200.00	not shown		
272	Rough blocking at roof edge		4,597	lf	6.00	27,582		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
273	Overhang soffit, allow		323	sf	60.00	19,380			
274	Miscellaneous flashings @ roof		5,893	sf	2.00	11,786			
275 075000	SUBTOTAL:						\$ 304,350		
276									
277	<b>077000 Roof &amp; Wall Specialties / Accessories</b>								
278									
279	Elevator Headhouse 9'x9' and vent		1	ea	24,300.00	24,300			
280	Roof access hatch assembly		1	ea	3,900.00	3,900			
281	Roof accessory, walker pad		200	sf	15.00	3,000			
282	Roof ladder		1	ea	3,000.00	3,000			
283 077000	SUBTOTAL:						\$ 34,200		
284									
285	<b>078100 Fireproofing</b>								
286									
287	Firestopping throughout		8,818	gsf	1.00	8,818			
288	Fireproofing to roof framing, per roof plan		5,775	sf	4.00	23,100			
289 078100	SUBTOTAL:						\$ 31,918		
290									
291	<b>TOTAL, DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b>							<b>\$1,277,787</b>	
292									
293	<b>08 DOORS &amp; WINDOWS</b>								
294									
295	<b>081110 Metal Doors and Frames</b>								
296									
297	<u>Exterior Doors</u>								
298	Door 1 - 3070 EXT-HM		1	ea	1,000.00	1,000			
299	Frame 3070 EXT- FGF-1		1	ea	600.00	600			
300	Install doors		1	ea	200.00	200			
301									
302	<u>Interior Door Summary</u>								
303	Single Leaf, 3'-0"W x 7'H		37	ea				costs included below	
304	Single Leaf, 2'-6"W x 7'H		3	ea				costs included below	
305	Double Leaf, 6'W x 7'H			ea				costs included below	
306	Irregular Leaf, 5'W x 7'H			ea				costs included below	
307									
308	081113 HOLLOW METAL DOOR FRAMES								
309	Hollow metal door, single leaf 3070		20	lv	450.00	9,000			
310	Hollow metal door, single leaf 2670		3	lv	400.00	1,200			
311	Hollow metal door, dbl leaf 6070			lv	900.00				
312									
313	Hollow metal frame, single leaf 3070		35	ea	400.00	14,000			
314	Hollow metal frame, single leaf 2670		3	ea	350.00	1,050			
315	Hollow metal frame, dble leaf 6070			ea	800.00				
316	HM framing for glazing @ sidelite & transom			sf	40.00				
317	Install doors		38	ea	150.00	5,700			
318	Acoustic rated premium		6	ea	1,000.00	6,000			
319	Fire rated premium, 60min, allow		10	ea	200.00	2,000			
320									
321	084000 WOOD DOORS								
322	Wood door, single leaf 3070		15	lv	600.00	9,000			
323									
324	083300 OVERHEAD DOOR								
325	Door 3 - 3670 INT-HM, sliding		1	ls	1,500	1,500			
326									
327	084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS								
328	Aluminum door, single leaf in storefront		2	lv	3,000.00	6,000			
329	Aluminum door, dbl leaf in storefront			lv	6,000.00				
330 081110	SUBTOTAL:						\$ 57,250		
331									
332	<b>083100 Access Doors and Frames</b>								
333									
334	Access doors		1	ls	5,000.00	5,000			
335 083100	SUBTOTAL:						\$ 5,000		
336									
337	<b>084400 Entrances, Storefronts, &amp; Curtain Walls</b>								
338									
339	Door ED1 2782 EXT-ALU in curtainwall		2	ea	5,000.00	10,000			
340 084400	SUBTOTAL:						\$ 10,000		
341									
342	<b>083300 Coiling Doors &amp; Grilles</b>								
343									
344	OHD 14'-0"L x 14'-0"H, fully glazed		3	ea	35,000.00	105,000			



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
345		OHD 11'-0"L x 10'-0"H, fully glazed	1	ea	20,000.00	20,000			
346	083300	SUBTOTAL:					\$ 125,000		
347									
348	<b>080001</b>	<b>Metal Windows</b>	<b>1,184</b>	<b>sf</b>					
349		Windows, metal - operable							
350									
351		Windows, metal	269	sf	170.00	45,730			
352		PW A	86	sf		w/ above			
353		PW B	94	sf		w/ above			
354		PW F	89	sf		w/ above			
355		Storefront, metal	81	sf	170.00	13,770			
356		SF H	81	sf		w/ above			
357		Curtainwall, metal	484	sf	200.00	96,800			
358		CW C	114						
359		CW J	176						
360		CW K	194						
361		Spandrel in curtain wall		sf	100.00	not shown			
362	080001	SUBTOTAL:					\$ 156,300		
363									
364	<b>088000</b>	<b>Glazing</b>							
365									
366		Interior glazing- X @ Dayroom 202	63	sf	140.00	8,820			
367		Interior glazing- E @ Office 103	60	sf	140.00	8,400			
368		Interior storefront - G @ Vestibule100	120	sf	140.00	16,800			
369		Interior storefront - L @ Fitness 118	180	sf	140.00	25,200			
370	088000	SUBTOTAL:					\$ 59,220		
371									
372	<b>089000</b>	<b>Louvers &amp; Vents</b>							
373									
374		Louvers, fixed, allowance	100	sf	100.00	10,000			
375	089000	SUBTOTAL:					\$ 10,000		
376									
377	<b>087100</b>	<b>Door Hardware</b>							
378									
379		Hardware, typical interior	40	set	900.00	36,000			
380		Hardware, typical @ Exterior	3	ea	1,200.00	3,600			
381		Card reader, door contact, & electric hardware system	5	ea	3,500.00	17,500			
382	087100	SUBTOTAL:					\$ 57,100		
383									
384	<b>TOTAL, DIVISION 8 - DOORS AND WINDOWS</b>								<b>\$479,870</b>
385									
386	<b>09</b>	<b>FINISHES</b>							
387									
388	<b>090002</b>	<b>Tiling</b>							
389									
390		Wall finish, ceramic tile @ Above Counter	56	sf	40.00	2,240			
391		Wall finish, ceramic tile @ Shower	360	sf	40.00	14,400			
392		Wall finish, ceramic tile @ Toilet	1570	sf	40.00	62,800			
393		Flooring, TLF-01 - ceramic tile	330	sf	42.00	13,860			
394		Floor base, tile	193	lf	30.00	5,790			
395	090002	SUBTOTAL:					\$ 99,090		
396									
397	<b>098000</b>	<b>Acoustic Treatment</b>							
398									
399		Acoustical panels, allowance	500	sf	45.00	not shown			
400		Acoustic separation from floor above Kitchen/Dining, allowance	595	sf	30.00	not shown			
401		Acoustic separation from floor above Fitness, allowance	392	sf	30.00	not shown			
402	098000	SUBTOTAL:					\$ -		
403									
404	<b>090006</b>	<b>Resilient Flooring</b>							
405									
406		Rubber tread finishing	2	flt	3,500.00	7,000			
407		Flooring, LIN-01 - Linoleum	2,767	sf	8.00	22,136			
408		Flooring, LIN-01 - slip resistant premium @ Corridor Only, allowance	1,003	sf	3.00	3,009			
409		Flooring, RBF-02 - Fitness	385	sf	22.00	8,470			
410		Floor base, rubber	1,474	lf	3.00	4,422			
411	090006	SUBTOTAL:					\$ 45,037		
412									
413	<b>096700</b>	<b>Fluid-Applied Flooring</b>							
414									



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
415	Flooring, EPX-01 - epoxy		2,936	sf	24.00	70,464			
416	096700						\$	70,464	
417									
418	<b>096800</b>	<b>Carpet Flooring</b>							
419									
420	Flooring, CPT-02		8	sy	80.00	640			
421	Flooring, WOM1		93	sf	22.00	2,046			
422	096800						\$	2,686	
423									
424	<b>090004</b>	<b>Acoustical Ceilings</b>							
425									
426	Ceiling, ACT 2x2		1,365	sf	8.00	10,920			
427	090004						\$	10,920	
428									
429	<b>092100</b>	<b>Gypsum Board Assemblies</b>							
430									
431		<u>Exterior Backup</u>	9,350						
432		8" Metal stud backup wall @ exterior cladding	4,675	sf	20.00	93,500			
433		Interior batt insulation	4,675	sf	4.00	18,700			
434		Interior face GWB to stud backup	4,675	sf	5.00	23,375			
435									
436		<u>Interior Partitions</u>	8,349						
437			1S			492			
438			2S			7,857			
439		Wall EA- 3 5/8" MF, NR GWB, 1L-OS w/ sound att, high impact resistant	492	sf	13.00	6,396			
440		Wall EB- 3 5/8" MF, NR GWB 1L-ES w/ sound att, high impact resistant - bearing wall	314	sf	18.00	5,652			
441		Wall EB1- 3 5/8" MF, 1HR GWB/CB 1L-ES w/ sound att, high impact resistant	4,947	sf	18.00	89,046			
442		Wall EJ- 3 5/8" MF, NR GWB/CB 1L-ES w/ sound att, high impact resistant	683	sf	18.00	12,294			
443		Wall FB2S- 6" MF, 2HR GWB, 1L-ES w/ sound att. Impact resi	1,913	sf	18.00	34,434			
444		Impact resistant premium	16,206	sf	2.00	32,412			
445		Ceiling, GWB	2,364	sf	18.00	42,552			
446		Ceiling, GWB R (2) layers GWBX	457	sf	22.00	10,054			
447		Ceiling, MRGWB @ toilet rooms	333	sf	20.00	6,660			
448		Soffits as req'd, allow 10% of room perimeters	215.7	lf	28.00	6,040			
449	092100						\$	381,115	
450									
451	<b>090007</b>	<b>Painting</b>							
452									
453		Paint interior face of exterior wall	7,946	sf	1.00	7,946			
454		Paint doors & frames	40	ea	225.00	9,000			
455		Paint CMU walls	8,372	sf	2.00	16,744			
456		Paint GWB walls	16,206	sf	1.50	24,309			
457		EXP1 exposed underside of structure, no work	3,079	sf				no work assumed	
458		EXP2 exposed underside of structure, paint		sf	3.00			no work assumed	
459		Paint railing & stringers	2	flt	2,500.00	5,000			
460		Paint GWB ceiling & soffit	2,580	sf	1.50	3,870			
461		Paint GWB w/ epoxy paint	333	sf	10.00	3,330			
462		Flooring, SC1 - sealed concrete	658	sf	2.50	1,645			
463	090007						\$	71,844	
464									
465	<b>TOTAL, DIVISION 9 - FINISHES</b>								<b>\$681,156</b>
466									
467	<b>10</b>	<b>SPECIALTIES</b>							
468									
469	<b>101100</b>	<b>Visual Display Surfaces</b>							
470									
471	<b>C1030</b>	<b>SPECIALTIES / MILLWORK</b>							
472									
473		Display unit, Markerboard MBD-1 4', allowance	5	ea	480.00	2,400			
474		Display unit, Markerboard MBD-1 8', allowance	2	ea	960.00	1,920			
475		Poster case, allowance	2	ea	1,200.00	2,400			
476	101100						\$	6,720	
477									
478	<b>101400</b>	<b>Signage</b>							
479									
480		<u>Exterior</u>							
481		Exterior signage 18" dimensional lettering - "CHELMSFORD FIRE DEPARTMENT"	24	ea	750.00	18,000			



CODE	DESCRIPTION	Column1	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
482	Exterior signage 72" pint mounted metal lettering "5"		1	ls	15,000.00	15,000			
483	<u>Interior</u>								
484	Room/door signage		40	ea	120.00	4,800			
485 101400	SUBTOTAL						\$	37,800	
486									
487	<b>102800 Toilet &amp; Bathroom Accessories</b>								
488									
489	<i>Toilet Room Summary</i>								
490	Single toilet ADA		2	rms					
491	Single toilet w/ shower		4	rms					
492	Toilet accessories, group			rms					
493									
494	SA - Shower accessories, ADA stall		4	ea	1,200.00	4,800			
495	SA - Shower accessories, standard stall			ea	500.00				
496	TA - Diaper Changing Table		2	ea	800.00	1,600			
497	TA - Grab bars		6	ea	250.00	1,500			
498	TA - Hand dryer		10	ea	600.00	6,000			
499	TA - Mirror, framed		6	ea	200.00	1,200			
500	TA - Paper towel dispenser		10	ea	200.00	2,000			
501	TA - Sanitary napkin disposal		4	ea	100.00	400			
502	TA - Soap dispenser		6	ea	60.00	360			
503	TA - Toilet paper holder		6	ea	100.00	600			
504	TA - Waste bin		10	ea	200.00	2,000			
505	Janitor storage, accessories		2	rms	300.00	600			
506 102800	SUBTOTAL:						\$	21,060	
507									
508	<b>102600 Wall &amp; Door Protection</b>								
509									
510	Wall protection, corner guard SS, allowance		5	ea	280.00	1,400			
511	Wall protection, crash rail, allowance		200	lf	30.00	6,000			
512	Wall protection, FRP @ JC, allowance		136	sf	15.00	2,040			
513 102600	SUBTOTAL:						\$	9,440	
514									
515	<b>102110 Toilet and Shower Partitions</b>								
516									
517	Shower Units, ADA			ea	3,600.00				
518	Shower Units, standard pan only		4	ea	1,200.00	4,800			
519 102110	SUBTOTAL:						\$	4,800	
520									
521	<b>104400 Fire Extinguishers</b>								
522									
523	Fire extinguisher cabinets		3	ea	350.00	1,050			
524 104400	SUBTOTAL:						\$	1,050	
525									
526	<b>105000 Storage Specialties</b>								
527									
528	Storage, locker metal, turn out gear @ Turnout		16	ea	1,800.00	28,800			
529	Personal lockers, metal 2 tier		32	ea	300.00	9,600			
530 105000	SUBTOTAL:						\$	38,400	
531									
532	<b>TOTAL, DIVISION 10 SPECIALTIES</b>								<b>\$119,270</b>
533									
534	<b>11 EQUIPMENT</b>								
535									
536	<b>119000 Other Equipment</b>								
537									
538	Appliance, dryer		1	ea	2,000.00	2,000			
539	Appliance, washer		1	ea	500.00	500			
540	Appliance, gear washer/dryer		1	ea	25,000.00	25,000			
541	Appliance, range & oven		1	ea	2,000.00	2,000			
542	Appliance, microwave		1	ea	500.00	500			
543	Appliance, dishwasher		1	ea	1,500.00	1,500			
544	Appliance, refrigerator		1	ea	3,000.00	3,000			
545	Reconcile		1	ls	20,000.00	20,000			
546	Full height mirror @ Fitness		392	sf	60.00	NR			
547	Fire department equipment by others								
548 119000	SUBTOTAL:						\$	54,500	
549									



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 5 CSI Detail**

550	<b>TOTAL, DIVISION 11 EQUIPMENT</b>							<b>\$54,500</b>
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551								
552	<b>12</b>	<b>FURNISHINGS</b>						

553	<b>122000</b>	<b>Window Treatment</b>						
554		Window treatment, allowance	<b>1,184</b>	sf	10.00	11,840		
555		Window treatment @ interior glazing, allowance	<b>60</b>	sf	8.00	480		
556		Motorized window treatment @ Fitness, allowance		sf	50.00	NR		
557		SUBTOTAL:					\$ 12,320	
558	122000							
559								
560								

561	<b>TOTAL, DIVISION 12 FURNISHINGS</b>							<b>\$12,320</b>
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562								
563	<b>14</b>	<b>CONVEYING SYSTEMS</b>						

564	<b>140001</b>	<b>Conveying Systems</b>						
565		Elevator 2 stop	<b>1</b>	ls	250,000.00	250,000		
566		SUBTOTAL					\$ 250,000	
567	140001							
568								
569								

570	<b>TOTAL, DIVISION 14 CONVEYING SYSTEMS</b>							<b>\$250,000</b>
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571								
572	<b>21</b>	<b>FIRE PROTECTION</b>						

573	<b>210000</b>	<b>Fire Protection</b>						
574		<u>Fire Equipment</u>						
575		6" Fire water service entrance	<b>1</b>	ea	10,000.00	10,000		
576		Double check valve assembly	<b>1</b>	ea	5,500.00	5,500		
577		Wet alarm check valve assembly	<b>1</b>	ea	3,800.00	3,800		
578		Dry alarm check valve assembly					Assume NR	
579		Fire pump					Assume NR	
580		Floor control valve assembly	<b>1</b>	ea	2,000.00	2,000		
581		FDV in Recessed Cabinet	<b>1</b>	ea	850.00	850		
582		Fire department connection	<b>1</b>	ea	1,600.00	1,600		
583		Electric bell	<b>1</b>	ea	500.00	500		
584		Misc. Fire protection valves & accessories					NR	
585		<u>Fire Distribution</u>						
586		Sprinkler heads	<b>88</b>	ea	95.00	8,360		
587		Dry Barrell Sprinkler Head Allowance	<b>1</b>	ls	2,500.00	2,500		
588		Main sprinkler piping	<b>424</b>	lf	53.00	22,472		
589		Branch sprinkler piping	<b>650</b>	lf	35.00	22,750		
590		<u>Miscellaneous</u>						
591		Demolition, cut cap, make safe	<b>1</b>	ls	1,200.00	1,200		
592		Coordination & BIM	<b>1</b>	ls	2,500.00	2,500		
593		Hydraulic calculations	<b>1</b>	ls	500.00	500		
594		Coring, sleeves & fire stopping	<b>1</b>	ls	1,000.00	1,000		
595		Shop drawings	<b>1</b>	ls	800.00	800		
596		Commissioning of system	<b>1</b>	ls	1,200.00	1,200		
597		Fees & permits					waived	
598		SUBTOTAL					\$ 87,532	
599	210000							
600								
601								
602	<b>TOTAL, DIVISION 21</b>							<b>\$87,532</b>

603								
604	<b>22</b>	<b>PLUMBING</b>						

605	<b>220001</b>	<b>Plumbing</b>						
606		<u>Equipment</u>						
607		Water meter assembly	<b>1</b>	ea	4,800.00	4,800		
608		Main reduced pressure backflow preventer	<b>1</b>	ea	5,500.00	5,500		
609		Reduced pressure backflow preventer serving apparatus bay	<b>1</b>	ea	2,500.00	2,500		
610		120 gallon electric water heaters	<b>2</b>	ea	20,000.00	40,000		
611		Hot water storage tank - 119 gallon	<b>1</b>	ea	6,000.00	6,000		
612		Water softner & brine tank	<b>1</b>	ea	6,500.00	6,500		
613		Mixing valve	<b>1</b>	ea	7,000.00	7,000		
614		Expansion tank	<b>1</b>	ea	2,500.00	2,500		
615		Recirc. Pump	<b>1</b>	ea	3,500.00	3,500		
616		Elevator sump pump with oil separator	<b>1</b>	ea	6,800.00	6,800		
617								
618								



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
<b>Engine 5 CSI Detail</b>								
619	Exterior waste oil/water separator		1	ea	12,000.00	12,000		
620	Air compressor & air dryer assembly		1	ea	15,000.00	15,000		
621	Lint Interceptor		1	ea	2,500.00	2,500		
622	Misc Plumbing Equipment		8,671	gsf	0.50	4,336		
623	<u>Plumbing Fixtures &amp; Specialties</u>							
624	Water Closet		6	ea	2,000.00	12,000		
625	Lavatory		6	ea	1,800.00	10,800		
626	Mop receptor		2	ea	1,850.00	3,700		
627	Electric water cooler - carried forward		1	ea	4,000.00	4,000		
628	Shower		4	ea	2,800.00	11,200		
629	Kitchen Sink		1	ea	1,800.00	1,800		
630	Washing machine connection		1	ea	500.00	500		
631	Sink		1	ea	1,900.00	1,900		
632	Decon sink		1	ea	2,600.00	2,600		
633	Emergency Eye/Face Wash - carried forward		1	ea	1,600.00	1,600		
634	Freeze proof wall hydrant allowance		3	ea	500.00	1,500		
635	Freeze proof roof hydrant allowance		2	ea	600.00	1,200		
636	Air hose reel		4	ea	1,400.00	5,600		
637	Refrigerator connection		1	ea	400.00	400		
638	Dishwasher connection		1	ea	400.00	400		
639	Hose bibb - allowance		6	ea	400.00	2,400		
640	Truck fill valve		2	ea	650.00	1,300		
641	Water hose reel		2	ea	1,650.00	3,300		
642	Roof Drain, combined		6	ea	2,000.00	12,000		
643	Trench Drain		32	lf	150.00	4,800		
644	Floor Drain		10	ea	1,600.00	16,000		
645	<u>Domestic Water Type L Copper Pipe &amp; Insulation</u>							
646	Domestic water pipe with fittings & hangers (2" & less)		1,100	lf	48.00	52,800		
647	Valves & accessories		1	ls	8,976.00	8,976		
648	Domestic water pipe insulation		1,100	lf	10.00	11,000		
649	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>							
650	Sanitary waste pipe, below grade, includes oil waste		500	lf	47.00	23,500		
651	Sanitary waste pipe with fittings & hangers, above grade,		560	lf	50.00	28,000		
652	<u>Storm Drainage, Hubless Cast Iron Pipe</u>							
653	Primary & Secondary Storm water pipe with fittings & hangers		8,671	gsf	2.20	19,076		
654	<u>Gas And Fuel Distribution Pipe</u>							
655	Gas pipe with fittings & hangers					NIC		
656	<u>Compressed Air Piping</u>							
657	Compressed Air piping w/ valves & accessories		8,671	gsf	1.00	8,671		
658	<u>Miscellaneous</u>							
659	Demolition, cut cap, make safe		1	ls	4,000.00	4,000		
660	BIM, Coordination & Supervision		1	ls	26,500.00	26,500		
661	Coring, sleeves & firestopping		1	ls	1,200.00	1,200		
662	Commissioning support		1	ls	2,500.00	2,500		
663	Testing and sterilization		1	ls	2,200.00	2,200		
664	Fees & permits		1	ls		Waived		
665 220001	SUBTOTAL						\$ 406,359	
<b>TOTAL, DIVISION 22</b>								<b>\$406,359</b>
<hr/>								
<b>23 HVAC</b>								
<hr/>								
<b>230001 HVAC</b>								
<hr/>								
<u>HVAC Equipment</u>								
<u>Heating / Cooling Equipment</u>								
674	Outdoor air-source heat pump chillers - 17 ton		2	ea	40,000.00	80,000		
675	Back-up 60 KW electric boiler - assume required		1	ea	25,000.00	25,000		
676	FCU - 4 pipe, (average 1.06 ton)		7	ea	4,500.00	31,500		
677	Split System - 2ton		2	ea	7,800.00	15,600		
678	Buffer tank		2	ea	7,800.00	15,600		
679	Bypass Feeder		2	ea	6,000.00	12,000		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
681	Air separator		1	ea	4,500.00	4,500			
682	Expansion tank		3	ea	500.00	1,500			
683	Glycol make up unit		3	ea	1,600.00	4,800			
684	Heat exchanger		1	ea	18,000.00	18,000			
685	Unit heater hydronic		1	ea	1,500.00	1,500			
686	Unit heater electric		4	ea	1,400.00	5,600			
687	Cabinet unit heater hydronic		2	ea	1,600.00	3,200			
688	Under slab radiant heating at apparatus bay		2,360	gsf	10.00	23,600			
689	Snowmelt at apparatus bay apron		470	gsf	10.00	4,700			
690	<u>Pumps</u>								
691	Chiller pump (29gpm)		3	ea	7,500.00	22,500			
692	Chilled water pump (20gpm)		2	ea	5,000.00	10,000			
693	Heating hot water pump (30gpm)		2	ea	7,500.00	15,000			
694	Back-up boiler pump (not sized) - assume required		1	ea	6,000.00	6,000			
695	Under slab heating pump		3	ea	3,000.00	9,000			
696	<u>Air distribution</u>								
697	DOAS unit - heat pump heating & cooling w/ ER		1,500	cfm	26.00	39,000			
698	Exhaust fan EF-2 (1875cfm) - CO2/NO2 emergency exh		1	ea	2,500.00	2,500			
699	Vehicle exhaust system incl EF-1		1	ls	50,000.00	50,000			
700	<u>Sheet metal &amp; Accessories</u>								
701	Sheet metal & accessories		6,300	lbs	17.00	107,100			
702	Duct insulation		4,300	sf	5.00	31,500			
703	Registers, grills, diffusers		37	ea	180.00	6,660			
704	Louvers		3	ea	750.00	2,250			
705	Motorized damper		2	ea	1,500.00	3,000			
706	Electric duct heater		5	ea	1,200.00	6,000			
707	<u>Mech Piping</u>								
708	HW Piping with fittings & hangers		1,000	lf	48.00	48,000			
709	CW Piping with fittings & hangers		650	lf	48.00	31,200			
710	Refrigerant piping with fittings & hangers (Split System)		400	lf	43.00	17,200			
711	Condensate drain piping with fittings & hangers		200	lf	32.00	6,400			
712	<u>Piping Insulation</u>								
713	Piping insulation		2,250	lf	8.00	18,000			
714	<u>Automatic Temperature Controls</u>								
715	Automatic temperature controls DDC - Based on information		8,671	gsf	9.30	80,640			
716	<u>Balancing</u>								
717	System testing & balancing		8,671	gsf	0.90	7,804			
718	<u>Miscellaneous</u>								
719	Demolition		1	ls	8,000.00	8,000			
720	Coordination & Supervision		1	ls	20,000.00	20,000			
721	Coring, sleeves & fire stopping		1	ls	2,340.00	2,340			
722	Equipment start-up and inspection		1	ls	1,320.00	1,320			
723	Rigging & equipment rental		1	ls	7,500.00	7,500			
724	Fees & permits					Waived			
725 230001	SUBTOTAL						\$	806,014	
726									
727	<b>TOTAL, DIVISION 23</b>								<b>\$806,014</b>
728									
729	<b>26 ELECTRICAL</b>								
730									
731	<b>260001</b>	<b>Electrical</b>							
732									
733	<b>D5010</b>	<b>SERVICE &amp; DISTRIBUTION</b>							
734		<u>Gear &amp; Distribution</u>							
735		Normal Power							
736		Energy monitoring	1	ls	10,000.00	10,000			
737		SPD	4	ea	850.00	3,400			
738		800A disconnect switch WP	1	ea	15,500.00	15,500			
739		1200AF/800AT 120/208V distribution panelboard	1	ea	30,000.00	30,000			
740		400A 120/208V panelboard MCB	1	ea	12,000.00	12,000			
741		225A 120/208V panelboard MCB	3	ea	3,500.00	10,500			
742		150A 120/208V panelboard MCB	2	ea	3,000.00	6,000			
743		125A 120/208V panelboard MCB	1	ea	1,500.00	1,500			
744		800A feed	40	lf	397.00	15,880			



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
<b>Engine 5 CSI Detail</b>								
745	400A feed		60	lf	201.00		12,060	
746	225A feed		105	lf	74.00		7,770	
747	150A feed		60	lf	47.00		2,820	
748	125A feed		15	lf	43.00		645	
749	<u>Generator Power</u>							
750	250KW diesel emergency generator with SA/WP cover		1	ls	120,000.00		120,000	
751	Annunciator		1	ea	2,500.00		2,500	
752	800A MTS with camlocks		1	ea	18,000.00		18,000	
753	800A ATS		1	ea	15,000.00		15,000	
754	Rigging		1	ls	10,000.00		10,000	
755	Fuel testing		1	ls	10,000.00		10,000	
756	<u>PV</u>							
757	PV Array and installation 1,886 SF area		1	ls	150,000.00		150,000	
758	Infrastructure only per narrative		1	ls	5,000.00		5,000	
759	<u>Equipment Wiring feeds and connections</u>							
760	Elevator feed and connection		1	ea	5,000.00		5,000	
761	Elevator cab power feed and connection		1	ea	1,200.00		1,200	
762	Sump Pump feed and connection		1	ea	1,200.00		1,200	
763	ASHP feed and connection		2	ea	8,500.00		17,000	
764	Chiller pump feed and connection		1	ea	8,500.00		8,500	
765	Boiler feed and connection (Electric 60KW,) allow 50 LF		1	ea	5,500.00		5,500	
766	DOAS feed and connection (100A)		1	ea	5,500.00		5,500	
767	Glycol unit feed and connection		3	ea	1,200.00		3,600	
768	Split system feed and connection		2	ea	2,500.00		5,000	
769	EF feed and connection		1	ea	850.00		850	
770	Kitchen EF feed and connection		1	ea	850.00		850	
771	FCU feed and connection		7	ea	1,000.00		7,000	
772	CUH/UH feed and connection		7	ea	850.00		5,950	
773	Pump feed and connection		11	ea	1,200.00		13,200	
774	WH feed and connection		2	ea	550.00		1,100	
775	Radiant heat feed and connection		1	ea	650.00		650	
776	Snow Melt feed and connection		1	ea	550.00		550	
777	VEX feed and connection		1	ea	2,000.00		2,000	
778	Air compressor feed and connection		1	ea	1,200.00		1,200	
779	Overhead door feed and connection		3	ea	2,500.00		7,500	
780	Cord reel with feed and connection		3	ea	2,000.00		6,000	
781	Dryer receptacle with feed and connection		2	ea	550.00		1,100	
782	Range receptacle with feed and connection		1	ea	600.00		600	
783	20A feed and connection		1	ea	1,500.00		1,500	
784	<b>D5020 LIGHTING &amp; POWER</b>							
785	<u>Lighting fixtures</u>							
786	Exit		15	ea	250.00		3,750	
787	Type ELV		4	ea	250.00		1,000	
788	Type C2		24	lf	150.00		3,600	
789	Type L1		8	ea	250.00		2,000	
790	Type LED1		19	ea	250.00		4,750	
791	Type LED2		10	ea	250.00		2,500	
792	Type P1.A		16	ea	450.00		7,200	
793	Type R1		82	ea	350.00		28,700	
794	Type R2		6	ea	350.00		2,100	
795	Type R3		3	ea	350.00		1,050	
796	Type W1		5	ea	350.00		1,750	
797	Type W2		1	ea	350.00		350	
798	<u>Lighting Control</u>							
799	Lighting Controls System		8,671	gsf	2.50		21,678	
800	LCP		1	ea	2,500.00		2,500	
801	5 KW Central Inverter (per narrative)		1	ls	7,500.00		7,500	
802	<u>Lighting circuitry</u>							
803	Lighting circuitry		8,671	gsf	2.50		21,678	
804	<u>Branch devices</u>							
805								



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 5 CSI Detail**

806	Double duplex receptacle		24	ea	52.00	1,248		
807	Duplex receptacle		62	ea	26.00	1,612		
808	Duplex receptacle (USB)		6	ea	31.00	186		
809	Double Duplex receptacle (floor box)		3	ea	26.00	78		
810	GFI duplex receptacle		36	ea	44.00	1,584		
811	GFI duplex receptacle WP		6	ea	54.00	324		
812	Special purpose receptacle		3	ea	55.00	165		
813	Device plate		137	ea	6.00	822		
814	Floor box		3	ea	550.00	1,650		
815	Device box		140	ea	28.00	3,920		
816	3/4" EMT		2,000	lf	8.50	17,000		
817	#12 THHN		10,000	lf	0.90	9,000		
818	MC cable		1,000	lf	5.00	5,000		
819								

**D5030 COMMUNICATION & SECURITY SYSTEMS**

820	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
821	<u>Communications</u>							
822	MDF Fit-out		1	loc	10,000.00	10,000		
823	Switches and racks		1	loc	15,000.00	15,000		
824	2-port device		19	ea	44.00	836		
825	TV device		13	ea	22.00	286		
826	WAP device (2-port)		8	ea	750.00	6,000		
827	Device box with conduit stub to ceiling		40	ea	145.00	5,800		
828	Cat 6A cabling		10,000	lf	1.75	17,500		
829	Closet grounding		1	loc	1,000.00	1,000		
830	Cable tray		15	lf	70.00	1,050		
831	4" sleeves		4	ea	250.00	1,000		
832	<u>PA System</u>							
833	Head end		1	ls	10,000.00	10,000		
834	Speaker		31	ea	200.00	6,200		
835	Horn Speaker		2	ea	250.00	500		
836	Speaker Backbox		33	ea	65.00	2,145		
837	3/4" EMT		500	lf	8.50	4,250		
838	Cabling		2,500	lf	2.00	5,000		
839	<u>Zetron system (Alerting)</u>							
840	Rough-in only, conduit and cable tray		1	loc	5,000.00	5,000		
841	Zetron system (Alerting)		1	ls	40,000.00	By others		
842	<u>Antenna System/Satellite Dish</u>							
843	Rough-in only, conduit and cable tray		1	loc	5,000.00	5,000		
844	<u>Two-Way Elevator Communication</u>							
845	Two-Way Elevator Communication		1	ls	5,000.00	5,000		
846	<u>Radio/Dispatch Room</u>							
847	Rough-in only, conduit and cable tray		1	ls	5,000.00	5,000		
848	<u>Audio/Visual</u>							
849	Rough-in and power to AV systems (Fitness Room, Training)		1	loc	2,500.00	2,500		
850	<u>Bi-directional Amplification System</u>							
851	BDA/DAS (allow)		1	ls	10,000.00	10,000		
852	<u>Fire Alarm</u>							
853	Control panel		1	ls	8,500.00	8,500		
854	Power supply		1	ea	1,000.00	1,000		
855	DACT		1	ea	1,000.00	1,000		
856	Beacon/Bell		2	ea	250.00	500		
857	Knox box		1	ea	350.00	350		
858	Initiating device		28	ea	140.00	3,920		
859	Audio Visual device		19	ea	125.00	2,375		
860	Audio Visual device WP		1	ea	135.00	135		
861	Visual device		7	ea	105.00	735		
862	Tamper/Flow switch connection only		8	ea	85.00	680		
863	Modules		15	ea	165.00	2,475		
864	Device box		80	ea	30.00	2,400		
865	3/4" EMT		2,800	lf	8.50	23,800		
866	FA cable			lf	2.00			
867	Test and programming		1	ls	2,500.00	2,500		
868	<u>Security System</u>							
869	Head end and licensing		1	ls	20,000.00	20,000		
870	Camera		2	ea	1,050.00	2,100		
871	Camera PTZ WP		2	ea	2,000.00	4,000		
872	Card reader		12	ea	550.00	6,600		
873	Door contact		12	ea	250.00	3,000		
874	REX		9	ea	250.00	2,250		
875	Electric Hinge (provided by DHC) connection only		8	ea	125.00	1,000		
876	Electric transfer (provided by DHC) connection only		8	ea	125.00	1,000		
877	VMS		1	ea	2,500.00	2,500		
878	VES (Remote)		3	ea	1,200.00	3,600		
879	Device box		57	ea	28.00	1,596		
880	3/4" EMT		4,000	lf	8.50	34,000		
881	Security cabling		4,500	lf	1.90	8,550		
882								



CODE	DESCRIPTION	Column1	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 5 CSI Detail</b>									
883	<b>D5040</b>	<b>OTHER ELECTRICAL SYSTEMS</b>							
884		<u>Common Work Result for Electrical</u>							
885		Lightning protection system	1	ls	10,000.00	NIC			
886		Grounding & Bonding	1	ls	10,000.00	10,000			
887		Demolition work	1	ls	7,500.00	7,500			
888		Seismic	1	ls	2,500.00	2,500			
889		Coordination study	1	ls	5,000.00	5,000			
890		Temp power and lights	1	ls	10,000.00	10,000			
891		Coordination, BIM	1	ls	20,000.00	20,000			
892		Fees & Permits				assumes waived			
893		Recon adjustment	1	ls	(10,000.00)	(10,000)			
894	260001	SUBTOTAL					\$ 1,020,453		
895									
896	<b>TOTAL, DIVISION 26</b>								<b>\$1,020,453</b>
897									



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 3 CSI Detail**

**GROSS FLOOR AREA CALCULATION - PER A0-04**

001	1st Floor		8,326	sf					
002	2nd Floor			sf					
004	<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>8,326</b>	<b>sf</b>	

**02 EXISTING CONDITIONS**

008	<b>024100 Demolition</b>								
009	Demo extg Building @ Engine 5		2,705	sf	15.00	40,575			
010	SUBTOTAL:						\$	40,575	
013	<b>028000 Facility Remediation</b>								
015	Hazmat Abatement @ Engine 5, provided by others		1	ls	120,000.00	120,000			
016	SUBTOTAL:						\$	120,000	
018	<b>TOTAL, DIVISION 4 - MASONRY</b>								<b>\$160,575</b>

**03 CONCRETE**

022	<b>033000 Concrete</b>							
024	<b>A1010 STANDARD FOUNDATIONS</b>							
025	<u>Concrete Summary</u>							
026	FW Foundation Walls		41					
027	WF Wall Footings		78					
028	CF Spread Footings							
029	CW Concrete Wall & Footing							
030	SOG Slab on Grade		183					
031	Total Concrete		302	cy				
17	<u>Wall footing, various widths</u>		755	lf	933.33			
18	Formwork		1,534	sf	20.00	30,680		
19	Re-bar		6,240	lbs	2.50	15,600		
20	WF Concrete material; 4,500 psi		78	cy	190.00	14,820		
21	Placing concrete		78	cy	150.00	11,700		
23	Foundation wall footing 30"W x 10"D		479	lf			w/ above	
24	Interior bear wall footing 30"W x 1'-4"D		276	lf			w/ above	
27	<u>Foundation wall, various heights</u>		479	lf				
28	Formwork		3,034	sf	20.00	60,680		
29	Re-bar		4,100	lbs	2.50	10,250		
30	FW Concrete material; 4,500 psi		41	cy	190.00	7,790		
31	Placing concrete		41	cy	150.00	6,150		
33	Frost wall 8"W x 3'-2"H		479	lf			w/ above	
051	<u>Slab on grade 8"D w/ VB &amp; rigid ins @ Apparatus Bay</u>		2,331	sf	28.27			
052	Vapor barrier, heavy duty, 15 mil		2,331	sf	1.00	2,331		
053	Reinforcement		8,040	lbs	2.50	20,100		
054	WWF reinforcement		2,681	sf	2.00	NR		
055	SOG Concrete - 8" thick		67	cy	190.00	12,730		
056	Placing concrete		67	cy	250.00	16,750		
057	Finishing and curing concrete		2,331	sf	6.00	13,986		
058	Moisture vapor reduction admixture; barrier one		67	cy	60.00	NR		
060	<u>Slab on grade 5"D w/ VB &amp; rigid ins @ remainder</u>		5,995	sf	17.81			
061	Vapor barrier, heavy duty, 15 mil		5,995	sf	1.00	5,995		
062	Reinforcement		13,920	lbs	2.50	NR		
063	WWF reinforcement		6,894	sf	2.00	13,788		
064	SOG Concrete - 5" thick		116	cy	190.00	22,040		
065	Placing concrete		116	cy	250.00	29,000		
066	Finishing and curing concrete		5,995	sf	6.00	35,970		
067	Moisture vapor reduction admixture; barrier one		116	cy	60.00	NR		
069	<u>Misc.</u>							
199	Underslab insulation		8,326	sf	5.00	41,630		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
071 033000	SUBTOTAL:						\$ 371,990		
072									
073	<b>033001</b>	<b>Concrete - Earthwork</b>							
074									
075	312000	EARTHWORK							
076		Strip footings							
077		Excavation	489	cy	14.00	w/ site work			
078		Backfill with existing fill	84	cy	25.00	w/ site work			
079		Gravel fill beneath footings, 6"	42	cy	55.00	w/ site work			
080		Remove off-site	285	cy	80.00	w/ site work			
081									
082		Slab on grade							
083		Compacted granular fill, 6"	43	cy	50.00	w/ site work			
084		Geo textile fabric	2,331	sf	1.00	w/ site work			
085		Compact sub-grade	2,331	sf	1.50	w/ site work			
086		Underslab drainage , lower level	2,331	sf	3.00	NR			
087		E & B for underslab plumbing	2,331	sf	2.00	NR			
088 033001	SUBTOTAL:						\$ -		
089									
090	<b>TOTAL, DIVISION 03 CONCRETE</b>							<b>\$371,990</b>	
091									
092	<b>04 MASONRY</b>								
093									
094	<b>040001</b>	<b>Unit Masonry</b>							
095									
096		Exterior Cladding							
097		Exterior backup wall, CMU 8"	2,680	sf	45.00	120,600			
098									
099		Interior Partitions	3,567	sf					
100		Wall N- 6" CMU to Underside of Deck, Paint 2S	1,136	sf	40.00	45,440			
101		Wall P-1 - 8" CMU to underside of deck, Paint 1S	272	sf	45.00	12,240			
102		Wall P-1 - 8" CMU to underside of deck, Paint 2S	2,159	sf	45.00	97,155			
103									
104		Misc Metals @ Masonry							
105		Misc. metals & lintels as req'd at exterior CMU	2,680	sf	2.00	5,360			
106		Seismic clips @ Interior partitions	22	ea	300.00	6,600			
107		Misc. metals & lintels as req'd at CMU interior partitions	3,567	sf	1.00	3,567			
108 040001	SUBTOTAL:						\$ 290,962		
109									
110	<b>TOTAL, DIVISION 4 - MASONRY</b>							<b>\$290,962</b>	
111									
112	<b>05 METALS</b>								
113									
114	<b>051000</b>	<b>Structural Framing</b>	7	tns					
115			1.68	lbs/sf					
116									
117		Roof Framing							
118		Roof construction, 22K open web steel joists spaced at 4'-0" max on center 5PSF, wide flange beams included	7.38	tns	7,000.00	51,660			
119		Roof Area	7.38	tns		w/ above			
120		Wide flange beams		tns	7,000.00	w/ above			
121 051200		Roof construction, steel framing 14" LGMF roof joists	6,158	sf	15.00	92,370			
122		Moment connections, allowance	12	ea	800.00	9,600			
123		Shear studs	1,399	ea	7.00	NR			
124		Metal galvanized roof deck canopy		sf	6.00				
125		Allow roof dunnage for MEP equipment	1	alw	10,000.00	10,000			
126		Allow steel for PV panel system		tns	7,000.00	NR			
127		Roof screen 8'-6"H, framing	32	lf	712.50	not shown			
128		Welded 6" MTL Stud @ MTL-01/02	1,832	sf	15.00	27,480	check division 9 for RLB		
129 051000	SUBTOTAL:						\$ 191,110		
130									
131	<b>053000</b>	<b>Metal Decking</b>							
132									
133		Metal galvanized roof deck at roofs - 5/8"D 22 GA deck	9,327	sf	7.00	65,289			
134		Roof Area	9,327	sf					
135 053000	SUBTOTAL:						\$ 65,289		
136									
137	<b>055001</b>	<b>Metal Fabrications</b>							
138									
139		Misc.							
140		Misc. metals as req'd throughout, allowance	8,326	gsf	6.00	49,956			
141 055001	SUBTOTAL:						\$ 49,956		
142									



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 3 CSI Detail**

<b>TOTAL, DIVISION 5 - METALS</b>								<b>\$306,355</b>
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<b>06</b>	<b>WOOD &amp; PLASTICS</b>
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**061000 Rough Carpentry**

143								
144								
145								
146								
147								
148								
149								
150								
151								
152								
153								
154	061000							
155							\$	17,958
156								
157								
158								
159								
160								
161								
162								
163								
164								
165								
166								
167								
168								
169								
170								
171								
172	064000						\$	46,990
173								
174								
175								

**064000 Architectural Woodwork**

General

159								w/ below
160								
161								
162								
163								
164								
165								
166								
167								
168								
169								
170								
171								
172	064000						\$	46,990

<b>TOTAL, DIVISION 6 - WOOD &amp; PLASTICS</b>								<b>\$64,948</b>
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<b>07</b>	<b>THERMAL &amp; MOISTURE PROTECTION</b>
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**071000 Dampproofing & Waterproofing**

Exterior Cladding

181								higher quantity
182								deduct at LGMF assemblies
183								deduct at LGMF assemblies
184								deduct at LGMF assemblies
185								deduct at LGMF assemblies
186								
187								

Interior

188								
189								
190								
191								
192								
193								
194	071000						\$	191,116

**072000 Thermal Protection**

195								
196								
197								
198								deduct at LGMF assemblies
199	072000						\$	28,912

**074000 Roofing & Siding Panels**

*074213 WALL PANELS*

200								
201								
202								
203								
204	MTL-1							
205	MTL-1							
206	MTL-1							
207	MTL-2							
208	MTL-2							



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 3 CSI Detail</b>									
209	WD-1	Exterior cladding WD-1 high pressure laminate composite panel, w/ 8" CMU Backup	280	sf	90.00	25,200			
210	WD-1	Exterior cladding WD-1 high pressure laminate composite panel, w/ 8" MS Backup	2,043	sf	90.00	183,870			
211		Premium; corrosion resistant masonry anchor fasteners	8,556	sf	8.50	72,726			
212		Premium for zinc panels, standing seam	5,074	sf	30.00	Alternate			
213		Premium for zinc panels, flush	1,159	sf	30.00	Alternate			
214	074000	SUBTOTAL:					\$ 768,846		
215									
216	<b>075000</b>	<b>Membrane Roofing</b>							
217									
218		Roof Qty Summary	9,200	sf					
219		Roof, general	9,200	sf					
220									
221	070001	<i>WATERPROOFING, DAMPPROOFING AND CAULKING</i>							
222		Joint sealants @ roof, allowance	9,200	sf	1.00	9,200			
223									
224	070002	<i>ROOFING AND FLASHING</i>							
225		Roof, membrane system	9,200	sf					
226		TPO membrane	9,200	sf	16.00	147,200			
227		1/2" High density roof cover board	9,200	sf	3.50	32,200			
228		(2) 3" rigid poly iso insulation	9,200	sf	12.00	110,400			
229		Continuous vapor retarder on sloped metal deck	9,200	sf	3.00	27,600			
230		1 1/2" closed cell spray foam insulation on spray applied thermal barrier to 4'-0" underside of deck	9,200	sf		NR			
231		Roof to wall edge	70	lf	40.00	2,800			
232		Through wall flashing w/ end dams/drip edge set				included w/ above			
233		Metal counter flashing w/ drip edge & cont cleat				included w/ above			
234		Adhered membrane flashing				included w/ above			
235		Flat Termination bard & hot weld				included w/ above			
236		Roof edge flashing & fascia assembly	564	lf	60.00	33,840			
237		Pre fabricated alum snap-on fascia cover				included w/ above			
238		Adhered membrane flashing				included w/ above			
239		Flat Termination bar & hot weld				included w/ above			
240		Wood blocking				included w/ div 06 above			
241		Rough blocking at roof edge	1,331	lf	6.00	7,986			
242		Parapet to screen mechanical units 4'-0"H		lf	200.00				
243		Soffit, WD-1 w/ alu J profile, 3/4" subgirt & plywood sheathing	405	sf	60.00	24,300			
244		Soffit, Prefinished flush seam metal panel on LGMF		sf		w/ exterior cladding			
245		Miscellaneous flashings @ roof	9,200	sf	2.00	18,400			
246	075000	SUBTOTAL:					\$ 413,926		
247									
248	<b>077000</b>	<b>Roof &amp; Wall Specialties / Accessories</b>							
249									
250		Elevator Headhouse 9'x9' and vent		ea	24,300.00				
251		Roof access hatch assembly	1	ea	3,900.00	3,900			
252		Roof accessory, walker pad	200	sf	15.00	3,000			
253		Roof ladder	1	ea	3,000.00	3,000			
254	077000	SUBTOTAL:					\$ 9,900		
255									
256	<b>078100</b>	<b>Fireproofing</b>							
257									
258		Firestopping throughout	8,326	gsf	2.00	16,652			
259		Fireproofing to roof framing, per roof plan				Assumed NR			
260	078100	SUBTOTAL:					\$ 16,652		
261									
262	<b>TOTAL, DIVISION 7 - THERMAL AND MOISTURE PROTECTION</b>								<b>\$1,429,352</b>
263									
264	<b>08</b>	<b>DOORS &amp; WINDOWS</b>							
265									
266	<b>08110</b>	<b>Metal Doors and Frames</b>							
267									
268		<u>Exterior Doors</u>							
269		Door 1 - 3070 EXT-HM	6	ea	1,000.00	6,000			
270		Frame 3070 EXT- FGF-1	6	ea	600.00	3,600			
271		Install doors	6	ea	200.00	1,200			
272									
273		<u>Interior Door Summary</u>							
274		Single Leaf, 3'-0"W x 7'H	30	ea		costs included below			
275		Single Leaf, 3'-6"W x 7'H		ea		costs included below			



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
<b>Engine 3 CSI Detail</b>								
276		Double Leaf, 6'W x 7'H		ea				costs included below
277		Irregular Leaf, 5'W x 7'H		ea				costs included below
278								
279	08113	<b>HOLLOW METAL DOOR FRAMES</b>						
280		Hollow metal door, single leaf 3070	21	lv	450.00	9,450		
281		Hollow metal door, single leaf 3670		lv	500.00			
282		Hollow metal door, dbl leaf 6070		lv	900.00			
283								
284		Hollow metal frame, single leaf 3070	29	ea	400.00	11,600		
285		Hollow metal frame, single leaf 3670		ea	450.00			
286		Hollow metal frame, dble leaf 6070		ea	800.00			
287		HM framing for glazing @ sidelite & transom		sf	40.00			
288		Install doors	29	ea	150.00	4,350		
289		Acoustic rated premium	7	ea	1,000.00	7,000		
290		Fire rated premium, 60min, allow	10	ea	200.00	2,000		
291								
292	084000	<b>WOOD DOORS</b>						
293		Wood door, single leaf 3070	8	lv	600.00	4,800		
294								
295	084110	<b>ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS</b>						
296		Aluminum door, single leaf in storefront	1	lv	3,000.00	3,000		
297		Aluminum door, dbl leaf in storefront		lv	2,500.00			
298	081110	SUBTOTAL:					\$	53,000
299								
300	083100	<b>Access Doors and Frames</b>						
301		Access doors	1	ls	5,000.00	5,000		
302								
303	083100	SUBTOTAL:					\$	5,000
304								
305	084400	<b>Entrances, Storefronts, &amp; Curtain Walls</b>						
306								
307		Door ED1 6070 EXT-ALU in curtainwall	1	ea	10,000.00	10,000		
308	084400	SUBTOTAL:					\$	10,000
309								
310	083300	<b>Coiling Doors &amp; Grilles</b>						
311		OHD 14'-0"L x 14'-0"H, fully glazed	4	ea	35,000.00	140,000		
312		OHD 12'-0"L x 12'-0"H, fully glazed	1	ea	26,000.00	26,000		
313		Door SD1 3670 INT-HM, Sliding barn door	1	ls	1,500.00	1,500		
314								
315	083300	SUBTOTAL:					\$	167,500
316								
317	080001	<b>Metal Windows</b>	834	sf				
318		Windows, metal - operable						
319								
320		Windows, metal	281	sf	170.00	47,770		
321		SF A	181	sf		w/ above		
322		SF B	100	sf		w/ above		
323		Storefront, metal						
324								
325		Storefront, metal	553	sf	200.00	110,600		
326		D	223	sf		w/ above		
327		E	330	sf		w/ above		
328		Spandrel in curtain wall		sf	100.00			
329	080001	SUBTOTAL:					\$	158,370
330								
331	088000	<b>Glazing</b>						
332		Interior Storefront C @ Office 103	80	sf	140.00	11,200		
333		Interior Storefront D, GL2 @ Fitness 135	50	sf	140.00	7,000		
334		Interior Storefront G, GL2 @ Fitness 135	90	sf	140.00	12,600		
335								
336	088000	SUBTOTAL:					\$	30,800
337								
338	089000	<b>Louvers &amp; Vents</b>						
339								
340		Louvers, fixed, allowance	100	sf	100.00	10,000		
341	089000	SUBTOTAL:					\$	10,000
342								
343	087100	<b>Door Hardware</b>						
344		Hardware, typical interior	30	set	900.00	27,000		
345		Hardware, typical @ Exterior	7	ea	1,200.00	8,400		
346								



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 3 CSI Detail**

347		Card reader, door contact,& electric hardware system	7	ea	3,500.00	24,500		
348	087100	SUBTOTAL:					\$ 59,900	
349								
350		<b>TOTAL, DIVISION 8 - DOORS AND WINDOWS</b>						<b>\$494,570</b>
351								
352		<b>09 FINISHES</b>						
353								
354		<b>090002 Tiling</b>						
355		Wall finish, ceramic tile @ Above Counter	40	sf	40.00	1,600		
356		Wall finish, ceramic tile @ Shower	370	sf	40.00	14,800		
357		Wall finish, ceramic tile @ Toilet	1540	sf	40.00	61,600		
358		Flooring, TLF-01 - ceramic tile	339	sf	42.00	14,238		
359		Floor base, tile	191	lf	30.00	5,730		
360		SUBTOTAL:					\$ 97,968	
361	090002							
362		<b>098000 Acoustic Treatment</b>						
363		Acoustical panels, allowance	500	sf	45.00	not shown		
364		SUBTOTAL:					\$ -	
365		<b>090006 Resilient Flooring</b>						
366	098000							
367		Flooring, LIN-01	2,069	sf	8.00	16,552	bump up	
368		Flooring, LIN-01 - slip resistant premium @ Corridor Only, allowance	747	sf	3.00	2,241		
369		Flooring, RBF-02 - Fitness	618	sf	22.00	13,596		
370		Floor base, rubber	1,149	lf	3.00	3,447		
371		SUBTOTAL:					\$ 35,836	
372	090006							
373		<b>096700 Fluid-Applied Flooring</b>						
374		Flooring, EPX-01 - epoxy	3,213	sf	24.00	77,112		
375		SUBTOTAL:					\$ 77,112	
376	096700							
377		<b>096800 Carpet Flooring</b>						
378		Flooring, Carpet	25	sy	80.00	2,000		
379		Flooring, WOM1	154	sf	22.00	3,388		
380		SUBTOTAL:					\$ 5,388	
381	096800							
382		<b>090004 Acoustical Ceilings</b>						
383		Ceiling, ACT 2x2	1,785	sf	8.00	14,280		
384		SUBTOTAL:					\$ 14,280	
385	090004							
386		<b>092100 Gypsum Board Assemblies</b>						
387		<u>Exterior Backup</u>	<b>4,548</b>					
388		8" Metal stud backup wall @ exterior cladding	4,548	sf	20.00	90,960		
389		Interior batt insulation	4,548	sf	4.00	18,192		
390		Interior face GWB to stud backup	4,548	sf	5.00	22,740		
391		<u>Interior Partitions</u>	<b>8,848</b>					
392			<i>1S</i>	<i>816</i>				
393			<i>2S</i>	<i>8,032</i>				
394		Wall EA- 3 5/8" MF, NR GWB, 1L-OS w/ sound att, high impact resistant	816	sf	13.00	10,608		
395		Wall EB- 3 5/8" MF, NR GWB 1L-ES w/ sound att, high impact resistant - bearing wall		sf	18.00			
396		Wall EB1- 3 5/8" MF, 1HR GWB/CB 1L-ES w/ sound att, high impact resistant	6,384	sf	18.00	114,912		
397		Wall EJ- 3 5/8" MF, NR GWB/CB 1L-ES w/ sound att, high impact resistant	752	sf	18.00	13,536		
398		Wall FB2S- 6" MF, 2HR GWB, 1L-ES w/ sound att. Impact resi	896	sf	18.00	16,128		
399		Impact resistant premium	16,880	sf	2.00	33,760		
400		Ceiling, GWB	2,207	sf	18.00	39,726		
401		Ceiling, MRGWB @ toilet rooms	341	sf	20.00	6,820		
402		Soffits as req'd, allow 10% of room perimeters	187.7	lf	28.00	5,256		
403		SUBTOTAL:					\$ 372,638	
404	092100							
405		<b>090007 Painting</b>						
406		Paint interior face of exterior wall	8,556	sf	1.00	8,556		
407		Paint doors & frames	30	ea	225.00	6,750		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 3 CSI Detail**

417	Paint CMU walls		6,862	sf	2.00	13,724		
418	Paint GWB walls		16,880	sf	1.50	25,320		
419	EXP1 exposed underside of structure, no work		2,968	sf				
420	EXP2 exposed underside of structure, paint			sf	3.00	no work assumed		
421	Paint GWB ceiling & soffit		2,395	sf	1.50	3,593		
422	Paint GWB w/ epoxy paint		341	sf	10.00	3,410		
423	Flooring, CONC-01 - sealed concrete		736	sf	2.50	1,840		
424	090007						\$	63,193
425								
426								
427								
428								
429								
430								
431								
432								
433								
434								
435								
436								
437	101100						\$	6,720
438								
439								
440								
441								
442								
443								
444								
445								
446	101400						\$	36,600
447								
448								
449								
450								
451								
452								
453								
454								
455								
456								
457								
458								
459								
460								
461								
462								
463								
464								
465								
466								
467	102800						\$	20,760
468								
469								
470								
471								
472								
473								
474	102600						\$	8,480
475								
476								
477								
478								
479								
480	102110						\$	4,800
481								
482								
483								
484								

<b>TOTAL, DIVISION 9 - FINISHES</b>								<b>\$666,415</b>
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<b>10</b>	<b>SPECIALTIES</b>
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**101100 Visual Display Surfaces**

**C1030 SPECIALTIES / MILLWORK**

434	Display unit, Markerboard MBD-1 4', allowance		5	ea	480.00	2,400		
435	Display unit, Markerboard MBD-1 8', allowance		2	ea	960.00	1,920		
436	Poster case, allowance		2	ea	1,200.00	2,400		
437	101100						\$	6,720

**101400 Signage**

Exterior

442	Exterior signage 18" dimensional lettering - "CHELMSFORD FIRE DEPARTMENT"		24	ea	750.00	18,000		
443	Exterior signage 72" pin mounted metal lettering "3"		1	ls	15,000.00	15,000		

Interior

445	Room/door signage		30	ea	120.00	3,600		
446	101400						\$	36,600

**102800 Toilet & Bathroom Accessories**

*Toilet Room Summary*

451	Single toilet ADA		2	rms				
452	Single toilet w/ shower		4	rms				
453	Toilet accessories, group			rms				
454								
455	SA - Shower accessories, ADA stall		4	ea	1,200.00	4,800		
456	SA - Shower accessories, standard stall			ea	500.00			
457	TA - Diaper Changing Table		2	ea	800.00	1,600		
458	TA - Grab bars		6	ea	250.00	1,500		
459	TA - Hand dryer		10	ea	600.00	6,000		
460	TA - Mirror, framed		6	ea	200.00	1,200		
461	TA - Paper towel dispenser		10	ea	200.00	2,000		
462	TA - Sanitary napkin disposal		4	ea	100.00	400		
463	TA - Soap dispenser		6	ea	60.00	360		
464	TA - Toilet paper holder		6	ea	100.00	600		
465	TA - Waste bin		10	ea	200.00	2,000		
466	Janitor storage, accessories		1	rms	300.00	300		
467	102800						\$	20,760

**102600 Wall & Door Protection**

471	Wall protection, corner guard SS, allowance		5	ea	280.00	1,400		
472	Wall protection, crash rail, allowance		200	lf	30.00	6,000		
473	Wall protection, FRP @ JC, allowance		72	sf	15.00	1,080		
474	102600						\$	8,480

**102110 Toilet and Shower Partitions**

478	Shower Units, ADA			ea	3,600.00			
479	Shower Units, standard pan only		4	ea	1,200.00	4,800		
480	102110						\$	4,800

**104400 Fire Extinguishers**

484	Fire extinguisher cabinets		3	ea	350.00	1,050		
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CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 3 CSI Detail**

485	104400						\$	1,050
486								
487	<b>105000</b>	<b>Storage Specialties</b>						
488								
489		Storage, locker metal, turn out gear @ Turnout	16	ea	1,800.00	28,800		
490		Personal lockers, metal 2 tier	32	ea	300.00	9,600		
491	105000						\$	38,400
492								

<b>TOTAL, DIVISION 10 SPECIALTIES</b>								<b>\$116,810</b>
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<b>11</b>	<b>EQUIPMENT</b>
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496								
497	<b>119000</b>	<b>Other Equipment</b>						
498								
499		Appliance, dryer	1	ea	2,000.00	2,000		
500		Appliance, washer	1	ea	500.00	500		
501		Appliance, gear washer/dryer	1	ea	25,000.00	25,000		
502		Appliance, range & oven	1	ea	2,000.00	2,000		
503		Appliance, microwave	1	ea	500.00	500		
504		Appliance, dishwasher	1	ea	1,500.00	1,500		
505		Appliance, refrigerator	1	ea	3,000.00	3,000		
506		Full height mirror @ Fitness	440	sf	60.00	Removed		
507		Reconcile	1	ls	20,000.00	20,000		
508		Fire department equipment by others						
509	119000						\$	54,500
510								

<b>TOTAL, DIVISION 11 EQUIPMENT</b>								<b>\$54,500</b>
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<b>12</b>	<b>FURNISHINGS</b>
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515	<b>122000</b>	<b>Window Treatment</b>						
516								
517		Window treatment @ dayroom & bunk room, allowance	834	sf	10.00	8,340		
518		Window treatment @ interior glazing, allowance	130	sf	8.00	1,040		
519		Motorized window treatment @ Fitness, allowance		sf	50.00	NR		
520	122000						\$	9,380
521								
522	<b>123000</b>	<b>Casework</b>						
523								
524	123000						\$	-
525								

<b>TOTAL, DIVISION 12 FURNISHINGS</b>								<b>\$9,380</b>
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<b>14</b>	<b>CONVEYING SYSTEMS</b>
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529	<b>140001</b>	<b>Conveying Systems</b>						
530								
531		Elevator 2 stop	-	ls	175,000.00			
532								
533	140001						\$	-
534								

<b>TOTAL, DIVISION 14 CONVEYING SYSTEMS</b>								
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<b>21</b>	<b>FIRE PROTECTION</b>
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537	<b>210000</b>	<b>Fire Protection</b>						
538								
539		<u>Fire Equipment</u>						
540								
541		6" Fire water service entrance	1	ea	10,000.00	10,000		
542		Double check valve assembly	1	ea	5,500.00	5,500		
543		Wet alarm check valve assembly	1	ea	3,800.00	3,800		
544		Dry alarm check valve assembly						Assume NR
545		Fire pump						Assume NR
546		Floor control valve assembly	1	ea	2,000.00	2,000		
547		2 1/2" FDV in Recessed Cabinet - carried forward	1	ea	850.00	850		
548								
549		Fire department connection	1	ea	1,600.00	1,600		
550		Electric bell	1	ea	500.00	500		
551		Misc. Fire protection valves & accessories						NR
552		<u>Fire Distribution</u>						
553		Sprinkler heads	84	ea	95.00	7,980		
554		Dry Barrell Sprinkler Head Allowance	1	ls	2,500.00	2,500		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
<b>Engine 3 CSI Detail</b>								
555	Main sprinkler piping		230	lf	53.00	12,190		
556	Branch sprinkler piping		778	lf	35.00	27,230		
557	Add dry head at canopy		2	ea	2,500.00	5,000		
558	<u>Miscellaneous</u>							
559	Demolition, cut cap, make safe		1	ls	1,200.00	1,200		
560	Coordination & BIM		1	ls	2,500.00	2,500		
561	Hydraulic calculations		1	ls	500.00	500		
562	Coring, sleeves & fire stopping		1	ls	1,000.00	1,000		
563	Shop drawings		1	ls	800.00	800		
564	Commissioning of system		1	ls	1,200.00	1,200		
565	Fees & permits					waived		
566 210000	SUBTOTAL						\$	86,350
567	<b>TOTAL, DIVISION 21</b>							
568								<b>886,350</b>
569								
570	<b>22</b>	<b>PLUMBING</b>						
571								
572	<b>220001</b>	<b>Plumbing</b>						
573								
574	<u>Equipment</u>							
575	Water meter assembly		1	ea	4,800.00	4,800		
576	Main reduced pressure backflow preventer		1	ea	5,500.00	5,500		
577	Reduced pressure backflow preventer serving apparatus bay		1	ea	2,500.00	2,500		
578	120 gallon electric water heaters		2	ea	20,000.00	40,000		
579	Hot water storage tank - 119 gallon		1	ea	6,000.00	6,000		
580	Water softner & brine tank		1	ea	6,500.00	6,500		
581	Mixing valve		1	ea	7,000.00	7,000		
582	Expansion tank		1	ea	3,000.00	3,000		
583	Recirc. Pump		1	ea	3,500.00	3,500		
584	Exterior waste oil/water separator		1	ea	12,000.00	12,000		
585	Air compressor & air dryer assembly		1	ea	15,000.00	15,000		
586	Lint Interceptor		1	ea	2,500.00	2,500		
587	Misc Plumbing Equipment		8,326	gsf	0.50	4,163		
588	<u>Plumbing Fixtures &amp; Specialties</u>							
589	Water Closet		6	ea	2,000.00	12,000		
590	Lavatory		6	ea	1,800.00	10,800		
591	Janitors sink		2	ea	1,850.00	3,700		
592	Electric water cooler carried forward		1	ea	4,000.00	4,000		
593	Shower		4	ea	2,800.00	11,200		
594	Kitchen Sink		1	ea	1,800.00	1,800		
595	Decon sink		1	ea	2,600.00	2,600		
596	Washing machine connection		2	ea	500.00	1,000		
597	Refrigerator connection		1	ea	550.00	550		
598	Dishwasher connection		1	ea	400.00	400		
599	Combination eye wash shower		1	ea	3,200.00	3,200		
600	Freeze proof wall hydrant (allowance)		3	ea	500.00	1,500		
601	Freeze proof roof hydrant (allowance)		2	ea	600.00	1,200		
602	Air hose reel		4	ea	1,400.00	5,600		
603	Hose bibb (allowance)		3	ea	400.00	1,200		
604	Truck fill valve		2	ea	650.00	1,300		
605	Water hose reel		2	ea	1,650.00	3,300		
606	Roof Drain, combined		6	ea	2,000.00	12,000		
607	Trench Drain		32	lf	150.00	4,800		
608	Floor Drain		12	ea	1,600.00	19,200		
609	<u>Domestic Water Type L Copper Pipe &amp; Insulation</u>							
610	Domestic water pipe with fittings & hangers (2" & less)		1,300	lf	48.00	62,400		
611	Valves & accessories		1	ls	10,608.00	10,608		
612	Domestic water pipe insulation		1,300	lf	10.00	13,000		
613	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>							
614	Sanitary waste pipe, below grade, includes oil waste		600	lf	47.00	28,200		
615	Sanitary waste pipe with fittings & hangers, above grade,		550	lf	50.00	27,500		
616	<u>Storm Drainage, Hubless Cast Iron Pipe</u>							



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
617	Primary & Secondary Storm water pipe with fittings & hangers		8,326	gsf	2.20	18,317		
618	<u>Gas And Fuel Distribution Pipe</u>							
619	Gas pipe with fittings & hangers					NIC		
620	<u>Compressed Air Piping</u>							
621	Compressed Air piping w/ valves & accessories		8,326	gsf	1.00	8,326		
622	<u>Miscellaneous</u>							
623	Demolition, cut cap, make safe		1	ls	4,000.00	4,000		
624	BIM, Coordination & Supervision		1	ls	6,500.00	6,500		
625	Coring, sleeves & firestopping		1	ls	1,200.00	1,200		
626	Commissioning support		1	ls	2,500.00	2,500		
627	Testing and sterilization		1	ls	2,200.00	2,200		
628	Fees & permits		1	ls		Waived		
629 220001	SUBTOTAL						\$ 398,564	

**TOTAL, DIVISION 22 \$398,564**

**23 HVAC**

**230001 HVAC**

637	<u>Geothermal</u>							
638	7no. Geothermal wells - 400ft deep		5,600	vfl	58.00	324,800		
639	<u>HVAC Equipment</u>							
640	<u>Heating / Cooling Equipment</u>							
641	Indoor water to water heat pump - (HP 1 thru 7) (nominal 5tons - assume 7x5= 35tons)		1	ea	70,000.00	70,000		
642	Back-up 60 KW electric boiler - assume required		1	ea	25,000.00	25,000		
643	FCU - 4 pipe, (average 1.375 ton)		7	ea	4,500.00	31,500		
644	Split System		1	ea	7,800.00	7,800		
645	Buffer tank		2	ea	7,800.00	15,600		
646	Bypass Feeder		3	ea	6,000.00	18,000		
647	Air separator		1	ea	4,500.00	4,500		
648	Expansion tank		4	ea	500.00	2,000		
649	Glycol make up unit		2	ea	1,600.00	3,200		
650	Heat exchanger		1	ea	18,000.00	18,000		
651	Unit heater hydronic		1	ea	1,500.00	1,500		
652	Cabinet unit heater hydronic		3	ea	1,500.00	4,500		
653	Unit heater electric		4	ea	1,400.00	5,600		
654	Cabinet unit heater hydronic		2	ea	1,600.00	3,200		
655	Fin tube radiation panels - hydronic		48	lf	150.00	7,200		
656	Under slab radiant heating at apparatus bay		2,330	gsf	10.00	23,300		
657	Snowmelt at apparatus bay apron		650	gsf	10.00	6,500		
658	<u>Pumps</u>							
659	Ground water pump secondary loop - 60GPM		2	ea	9,000.00	18,000		
660	Chilled water pump -20GPM		2	ea	5,000.00	10,000		
661	Hot water pump -30GPM		2	ea	7,500.00	15,000		
662	Back-up boiler pump (not sized) - assume required		1	ea	6,000.00	6,000		
663	Under slab heating pump		3	ea	3,000.00	9,000		
664	<u>Air distribution</u>							
665	DOAS unit - heat pump heating & cooling w/ ER		1,500	cfm	26.00	39,000		
666	Exhaust fan EF-2 (1850cfm)		1	ea	2,500.00	2,500		
667	Vehicle exhaust system incl EF-1		1	ls	70,000.00	70,000		
668	<u>Sheet metal &amp; Accessories</u>							
669	Sheet metal & accessories		6,000	lbs	17.00	102,000		
670	Duct insulation		4,000	sf	5.00	30,000		
671	Registers, grills, diffusers		40	ea	180.00	7,200		
672	Louvers		2	ea	750.00	1,500		
673	Motorized damper		2	ea	1,500.00	3,000		
674	Electric duct heater		7	ea	1,200.00	8,400		
675	<u>Mech Piping</u>							
676	HW Piping with fittings & hangers		750	lf	48.00	36,000		
677	CW Piping with fittings & hangers		400	lf	48.00	19,200		
678	Refrigerant piping with fittings & hangers (Split System)		200	lf	43.00	8,600		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
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**Engine 3 CSI Detail**

679	Condensate drain piping with fittings & hangers		200	lf	32.00	6,400		
680	<u>Piping Insulation</u>							
681	Piping insulation		1,550	lf	8.00	12,400		
682	<u>Automatic Temperature Controls</u>							
683	Automatic temperature controls DDC - Based on information		8,326	gsf	7.00	58,282		
684	Balancing							
685	System testing & balancing		8,326	gsf	0.90	7,493		
686	<u>Miscellaneous</u>							
687	Demolition		1	ls	8,000.00	8,000		
688	Coordination & Supervision		1	ls	20,000.00	20,000		
689	Coring, sleeves & fire stopping		1	ls	2,340.00	2,340		
690	Equipment start-up and inspection		1	ls	1,320.00	1,320		
691	Rigging & equipment rental		1	ls	7,500.00	7,500		
692	Fees & permits						Waived	
693	230001 SUBTOTAL						\$	1,081,335

<b>TOTAL, DIVISION 23</b>								<b>\$1,081,335</b>
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<b>26</b>	<b>ELECTRICAL</b>
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<b>260001</b>	<b>Electrical</b>
<b>D5010</b>	<b>SERVICE &amp; DISTRIBUTION</b>

702	<u>Gear &amp; Distribution</u>							
703	Normal Power							
704	Energy monitoring		1	ls	10,000.00	10,000		
705	SPD		4	ea	850.00	3,400		
706	800A disconnect switch WP		1	ea	15,500.00	15,500		
707	1200AF/800AT 120/208V distribution panelboard		1	ea	30,000.00	30,000		
708	400A 120/208V panelboard MCB		1	ea	12,000.00	12,000		
709	225A 120/208V panelboard MCB		3	ea	3,500.00	10,500		
710	150A 120/208V panelboard MCB		1	ea	3,000.00	3,000		
711	125A 120/208V panelboard MCB		1	ea	1,500.00	1,500		
712	800A feed		80	lf	397.00	31,760		
713	400A feed		15	lf	201.00	3,015		
714	225A feed		110	lf	74.00	8,140		
715	150A feed		50	lf	47.00	2,350		
716	125A feed		20	lf	43.00	860		
717	<u>Generator Power</u>							
718	250KW diesel emergency generator with SA/WP cover		1	ls	120,000.00	120,000		
719	Annunciator		1	ea	2,500.00	2,500		
720	800A MTS with camlocks		1	ea	18,000.00	18,000		
721	800A ATS		1	ea	15,000.00	15,000		
722	Rigging		1	ls	10,000.00	10,000		
723	Fuel testing		1	ls	10,000.00	10,000		
724	<u>PV</u>							
725	PV Array and installation 5,120 SF area		1	ls	310,000.00	310,000		
726	Infrastructure only per narrative		1	ls	1,000.00	1,000		
727	Infrastructure only per narrative		1	ls	2,500.00	2,500		
728	<u>Equipment Wiring feeds and connections</u>							
729	HP feed and connection		7	ea	2,500.00	17,500		
730	Geothermal pump feed and connection (allow)		1	ls	7,500.00	7,500		
731	Boiler feed and connection (Electric 60KW,) allow 50 LF		1	ea	5,500.00	5,500		
732	DOAS feed and connection (100A)		1	ea	5,500.00	5,500		
733	Glycol unit feed and connection		2	ea	1,200.00	2,400		
734	Split system feed and connection		1	ea	2,500.00	2,500		
735	EF feed and connection		2	ea	850.00	1,700		
736	VEX feed and connection		1	ea	1,500.00	1,500		
737	Kitchen EF feed and connection		1	ea	850.00	850		
738	FCU feed and connection		7	ea	1,000.00	7,000		
739	CUH/UH feed and connection		9	ea	850.00	7,650		
740	Pump feed and connection		11	ea	1,200.00	13,200		
741	WH feed and connection		2	ea	550.00	1,100		



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
<b>Engine 3 CSI Detail</b>								
742	Radiant heat feed and connection		1	ea	650.00	650		
743	Snow Melt feed and connection		1	ea	550.00	550		
744	VEX feed and connection		1	ea	2,000.00	2,000		
745	Air compressor feed and connection		1	ea	1,200.00	1,200		
746	Overhead door feed and connection		5	ea	2,500.00	12,500		
747	Cord reel with feed and connection		4	ea	2,000.00	8,000		
748	Dryer receptacle with feed and connection		2	ea	550.00	1,100		
749	20A feed and connection		2	ea	1,500.00	3,000		
750								
751	<b>D5020 LIGHTING &amp; POWER</b>							
752	<u>Lighting fixtures</u>							
753	Exit		13	ea	250.00	3,250		
754	Type C1		4	ea	450.00	1,800		
755	Type C2		32	lf	150.00	4,800		
756	Type L1		7	ea	250.00	1,750		
757	Type LED1		21	ea	250.00	5,250		
758	Type LED2		14	ea	250.00	3,500		
759	Type P1.A		15	ea	450.00	6,750		
760	Type R1		67	ea	350.00	23,450		
761	Type R2		6	ea	350.00	2,100		
762	Type R3		4	ea	350.00	1,400		
763	Type W1		5	ea	350.00	1,750		
764	Type W2		2	ea	350.00	700		
765	Type W3		2	ea	350.00	700		
766	Type W4		1	ea	500.00	500		
767	Type YR1		3	ea	350.00	1,050		
768	Type YR2		1	ea	350.00	350		
769	<u>Lighting Control</u>							
770	Lighting Controls System		8,756	gsf	2.00	17,512		
771	5 KW Central Inverter (per narrative)		1	ls	7,500.00	7,500		
772	<u>Lighting circuitry</u>							
773	Lighting circuitry		8,756	gsf	2.50	21,890		
774	<u>Branch devices</u>							
775	Double duplex receptacle		28	ea	52.00	1,456		
776	Duplex receptacle		66	ea	26.00	1,716		
777	Duplex receptacle (USB)		6	ea	31.00	186		
778	Double Duplex receptacle (floor box)		2	ea	26.00	52		
779	GFI duplex receptacle		30	ea	44.00	1,320		
780	GFI duplex receptacle WP		11	ea	54.00	594		
781	Special purpose receptacle		4	ea	55.00	220		
782	Device plate		141	ea	6.00	846		
783	Floor box		2	ea	550.00	1,100		
784	Device box		150	ea	28.00	4,200		
785	3/4" EMT		2,000	lf	8.50	17,000		
786	#12 THHN		10,000	lf	0.90	9,000		
787	MC cable		1,000	lf	5.00	5,000		
788								
789	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
790	<u>Communications</u>							
791	MDF Fit-out		1	loc	10,000.00	10,000		
792	Switches and racks		1	loc	15,000.00	15,000		
793	2-port device		25	ea	44.00	1,100		
794	TV device		10	ea	22.00	220		
795	WAP device (2-port)		7	ea	750.00	5,250		
796	Device box with conduit stub to ceiling		42	ea	145.00	6,090		
797	Cat 6A cabling		1,200	lf	1.75	2,100		
798	Closet grounding		1	loc	1,000.00	1,000		
799	Cable tray		15	lf	70.00	1,050		
800	4" sleeves		4	ea	250.00	1,000		
801	<u>PA System</u>							
802	Head end		1	ls	10,000.00	10,000		
803	Speaker		17	ea	200.00	3,400		
804	Horn Speaker		10	ea	250.00	2,500		
805	Speaker Backbox		27	ea	65.00	1,755		
806	3/4" EMT		500	lf	8.50	4,250		
807	Cabling		2,000	lf	2.00	4,000		
808	<u>Zetron system (Alerting)</u>							



CODE	DESCRIPTION	Column	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST	
<b>Engine 3 CSI Detail</b>									
809	Rough-in only, conduit and cable tray		1	loc	5,000.00	5,000			
810	Zetron system (Alerting)		1	ls	40,000.00	By others			
811	<u>Antenna System/Satellite Dish</u>								
812	Rough-in only, conduit and cable tray		1	loc	5,000.00	5,000			
813	<u>Two-Way Elevator Communication</u>								
814	Two-Way Elevator Communication		1	ls	5,000.00	5,000			
815	<u>Radio/Dispatch Room</u>								
816	Rough-in only, conduit and cable tray		1	ls	5,000.00	5,000			
817	<u>Audio/Visual</u>								
818	Rough-in and power to AV systems (Fitness Room, Training)		2	loc	2,500.00	5,000			
819	<u>Bi-directional Amplification System</u>								
820	BDA/DAS (allow)		1	ls	10,000.00	10,000			
821	<u>Fire Alarm</u>								
822	Control panel		1	ls	8,500.00	8,500			
823	DACT		1	ea	1,000.00	1,000			
824	Beacon/Bell		2	ea	250.00	500			
825	Knox box		1	ea	350.00	350			
826	Initiating device		25	ea	140.00	3,500			
827	Audio Visual device		21	ea	125.00	2,625			
828	Audio Visual device WP		1	ea	135.00	135			
829	Visual device		6	ea	105.00	630			
830	Modules		12	ea	165.00	1,980			
831	Device box		68	ea	30.00	2,040			
832	3/4" EMT		2,400	lf	8.50	20,400			
833	FA cable		4,000	lf	2.00	8,000			
834	Test and programming		1	ls	2,500.00	2,500			
835	<u>Security System</u>								
836	Head end and licensing		1	ls	20,000.00	20,000			
837	Camera		2	ea	1,050.00	2,100			
838	Camera PTZ WP		4	ea	2,000.00	8,000			
839	Card reader		14	ea	550.00	7,700			
840	Door contact		19	ea	250.00	4,750			
841	REX		12	ea	250.00	3,000			
842	Electric Hinge (provided by DHC) connection only		12	ea	125.00	1,500			
843	Electric transfer (provided by DHC) connection only		12	ea	125.00	1,500			
844	VMS		1	ea	2,500.00	2,500			
845	VES (Remote)		3	ea	1,200.00	3,600			
846	Device box		80	ea	28.00	2,240			
847	3/4" EMT		2,000	lf	8.50	17,000			
848	Security cabling		6,000	lf	1.90	11,400			
849									
850	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>								
851	<u>Common Work Result for Electrical</u>								
852	Lightning protection system		1	ls	10,000.00	NIC			
853	Grounding & Bonding		1	ls	10,000.00	10,000			
854	Demolition work		1	ls	7,500.00	7,500			
855	Seismic		1	ls	2,500.00	2,500			
856	Coordination study		1	ls	5,000.00	5,000			
857	Temp power and lights		1	ls	10,000.00	10,000			
858	Coordination, BIM		1	ls	20,000.00	20,000			
859	Fees & Permits					assumes waived			
860	Recon adjustment		1	ls	(10,000.00)	(10,000)			
861 280001	SUBTOTAL						\$ 1,158,782		
862									
863	<b>TOTAL, DIVISION 26</b>							<b>\$1,158,782</b>	
864									

\$ 6,690,888 \$ 6,690,888 \$ 6,690,888



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**SITWORK ENGINE 5**

G SITEWORK							
<b>G10 SITE PREPARATION &amp; DEMOLITION</b>							
<i>311000 GENERAL CONDITIONS</i>							
311000	6' high site construction fence	526	lf	16.00	8,416		
311000	6' high site construction fence double gate	1	loc	5,000.00	5,000		
311000	Site construction entrance and removal/restoration	1	loc	10,000.00	10,000		
311000	Mobilization & Demobilization	1	ea	15,000.00	w_GRs		
311000	Temp laydown areas	1	ls	10,000.00	w_GRs		
311000	Construction offices area prep - allowance	1	ls	10,000.00	10,000		
311000	Temporary signs	1	ls	20,000.00	Excluded		
311000	Wheel wash rack	1	ls	8,000.00	8,000		
311000	Engineering/layout	4	mths	8,000.00	w_GRs		
311000	Concrete washout area	1	ea	2,500.00	2,500		
311000	Snow removal - allowance	1	ls		Excluded		
311000	Winter conditions - allowance	1	ls		Excluded		
311000	Police details	1	ls		Excluded		
311000	Site security	1	ls		Excluded		
311000	Job site construction trailer	1	ls		Excluded		
311000	Temp utilities for job trailer	1	ls		Excluded		
<i>311000 SITE SALVAGE ITEMS</i>							
311000	Relocated wood chip exercise area	1	ls	10,000.00	Assumed NR		
<i>311000 SITE DEMOLITION AND RELOCATIONS</i>							
311000	Demolish existing paving	8,134	sf	1.00	8,134		
311000	Demolish existing concrete walk	313	sf	3.00	939		
311000	Demolish curbing	65	lf	6.00	390		
311000	Demolish existing fencing	370	lf	5.00	1,850		
311000	Miscellaneous site demolition; furnishings, concrete pads, signs etc	1	ls	10,000.00	10,000		
<i>311000 UTILITY DEMOLITION</i>							
311000	Cut/cap utility lines	2	ea	10,000.00	20,000		
311000	Demolish existing gas lines	125	lf	15.00	1,875		
311000	Demolish existing water lines	194	lf	25.00	4,850		
311000	Demolish existing drainage utility structures	1	ea	500.00	500		
311000	Demolish existing leach field	788	sf	30.00	23,640		
311000	Pump and remove septic tanks	1	ls	10,000.00	10,000		
<i>311000 ROADWAY WORK</i>							
311000	Sawcut	196	lf	8.25	1,617		
311000	Remove pavement	317	sf	3.50	1,110		
311000	Temp pavement patching	317	sf	6.00	1,902		
311000	Steel plates	1	ls	2,500.00	2,500		
311000	Police details	7	dy	850.00	5,950		
311000	Permanent pavement patch	317	sf	8.00	2,536		
<i>311000 VEGETATION &amp; TOPSOIL MANAGEMENT</i>							
311000	Clear and grub	1	ls	15,000.00	15,000		
311000	Remove existing trees	9	ea	850.00	7,650		
<i>312000 EROSION &amp; SEDIMENT CONTROL</i>							
312000	Silt Fence; installation and removal	579	lf	11.00	6,369		
312000	Silt Sacks; installation and removal	3	ea	250.00	750		
312000	Compost Filter Sock; installation and removal	40	lf	15.00	600		
312000	Filter fabric over slotted drain	55	lf	18.00	990		
312000	Groundwater management/ control measures	1	ls	15,000.00	15,000		
312000	Street sweeping & dust control allowance	1	ls	5,000.00	5,000		
312000	Erosion Control monitoring & maintenance	1	ls	5,000.00	5,000		
SUBTOTAL						198,068	
<i>312000 BUILDING EARTHWORK</i>							
312000	Cut - over-excavate 3'	546	cy	10.00	5,460		
312000	Fill - import structural - 25% swell	793	cy	65.00	51,545		
<i>312000 SOIL DISPOSAL - conversion factor 1.7 to tons</i>							



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>SITWORK ENGINE 5</b>								
60	312000	Load excess soils for disposal	546	cy	2.50	1,365		
61	312000	Less than RCS-1 - clean non-regulated	928	tn	12.00	11,136		
62	030000	<b>FOUNDATION EARTHWORK</b>						
63	312000	<u>Strip footings</u>						
64	312000	Excavation	330	cy	14.00	4,620		
65	312000	Backfill with existing fill	57	cy	25.00	1,425		
66	312000	Gravel fill beneath footings, 6"	28	cy	55.00	1,540		
67	312000	Remove off-site	196	cy	80.00	15,680		
68		SUBTOTAL					92,771	
69								
70	312000	<b>SITE EARTHWORK</b>						
71	312000	<u>Site cut to design subgrade</u>	192	cy				
72	312000	Cut	192	cy	10.00	1,920		
73	312000	<u>Site fill to design subgrade</u>	21	cy				
74	312000	Fill - from cut	21	cy	12.00	252		
75								
76	312000	<b>ROCK REMOVAL</b>						
77	312000	Allowance for ledge	1	ls	25,000.00	25,000		
78								
79	312000	<b>SOIL DISPOSAL - conversion factor 1.7 to tons</b>						
80	312000	Load excess soils for disposal	171	cy	2.50	428		
81	312000	Less than RCS-1 - clean non-regulated	291	tn	12.00	3,492		
82								
83	312000	<b>ESTABLISHING GRADE</b>						
84	312000	Sub grade establishment	11,433	sf	0.15	1,715		
85	312000	Fine grading throughout the site	11,433	sf	0.25	2,858		
86								
87	312000	<b>HAZARDOUS MATERIALS</b>						
88	312000	UST removal allowance	1	ls	50,000.00	Assumed NR		
89	312000	Soil disposal & replacement allowance	10	cy	430.00	Assumed NR		
90		SUBTOTAL					35,665	
91								
92	<b>TOTAL - SITE PREPARATION</b>							<b>\$326,504</b>
93								
94	<b>G20</b>	<b>SITE IMPROVEMENTS</b>						
95	320000	<b>ROADWAYS AND PARKING LOTS</b>						
96		<u>Asphalt Paving; parking lots and roadway</u>	4,612	sf				
97	312000	gravel base; 12" thick	171	cy	60.00	10,260		
98	321000	asphalt top; 2" thick	59	tns	250.00	14,750		
99	321000	asphalt binder; 2.5" thick	73	tns	250.00	18,250		
100		<u>Vehicular Concrete</u>	2,605	sf				
101	312000	gravel base; 12" thick	96	cy	60.00	5,760		
102	321313	Broom finish concrete paving; 8" thick	2,605	sf	22.00	57,310		
103	320000	<b>CURBING</b>						
104	321640	Vertical granite curb	369	lf	65.00	23,985		
105	321000	Parking spot	5	ea	85.00	425		
106	321000	Parking spot ADA	1	ea	250.00	250		
107	320000	<b>ROAD MARKINGS AND SIGNS</b>						
108	321000	Sign allowance	1	ls	5,000.00	5,000		
109	321000	Pavement markings allowance	1	ls	5,000.00	5,000		
110	320000	SUBTOTAL					140,990	
111								
112	320000	<b>PEDESTRIAN PAVING</b>						
113		<u>Concrete sidewalks</u>	547	sf				
114	312000	gravel base; 8" thick	14	cy	60.00	840		
115	321313	Broom finish concrete paving; 4" thick	547	sf	12.00	6,564		



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**SITWORK ENGINE 5**

116		Concrete pads	176	sf				
117	312000	gravel base; 12" thick	7	cy	60.00	420		
118	321313	Broom finish concrete paving; 6" thick	176	sf	18.00	3,168		
119	320000	SUBTOTAL					10,992	
120								
121	<b>320000</b>	<b>SITE IMPROVEMENTS</b>						
122	<b>320000</b>	<b>SITE FURNISHINGS</b>						
123	323000	Bollards - concrete filled steel	19	ea	1,100.00	20,900		
124	323000	Flagpole - 30' Ht.	1	ea	7,000.00	7,000		
125	323000	Flagpole foundation	1	ea	3,000.00	3,000		
126	<b>320000</b>	<b>FENCING</b>						
127	323000	8' Ht - Wood fence	441	lf	125.00	55,125		
128	323000	Remove and reset existing fence	12	lf	75.00	900		
129		SUBTOTAL					86,925	
130								
131		<b>Landscaping</b>						
132	<b>329900</b>	<b>TOPSOIL</b>						
133	329300	Topsoil - imported 4" thick	44	cy	65.00	2,860		
134	329300	Soil and mulch at planting areas; 12" thick	68	cy	125.00	8,500		
135	<b>329900</b>	<b>LAWN AND SEED</b>	2,852	sf				
136	329300	Topsoil 4" thick - required - swell 25%	44	cy		incl. above		
137	329300	Scarify subgrade	2,852	sf	0.25	713		
138	329300	Power rake and hydroseed disturbed areas	2,852	sf	0.35	998		
139	<b>329900</b>	<b>TREES</b>						
140	329300	Deciduous trees - 2-2.5" cal.	7	ea	1,200.00	8,400		
141	329300	Deciduous trees - 2.5-3" cal.	17	ea	1,600.00	27,200		
142	329300	Evergreen trees - 4-5' Ht.	7	ea	250.00	1,750		
143	329300	Evergreen trees - 5-6' Ht.	21	ea	500.00	10,500		
144	<b>329900</b>	<b>MAINTENANCE</b>						
145	329300	1-yr plant maintenance	1	ls	2,500.00	2,500		
146	<b>328400</b>	<b>IRRIGATION</b>						
147	329300	Allowance				Assumed NR		
148		SUBTOTAL					63,421	
149								
150	<b>TOTAL - SITE IMPROVEMENTS</b>							<b>\$302,328</b>

**G30 CIVIL MECHANICAL UTILITIES**

153	<b>210000</b>	<b>FIRE PROTECTION</b>					
154	331000	6" CLDI	216	lf	49.64	10,722	
155	331000	Fire department connection	1	ea	2,500.00	2,500	
156	331000	Gate valve	2	ea	1,200.00	2,400	
157	331000	Fire hydrant	1	ea	6,500.00	6,500	
158	331000	Thrust blocks	9	ea	500.00	4,500	
159	<b>331000</b>	<b>WATER UTILITIES</b>					
160	331000	2" poly	21	lf	28.00	588	
161	<b>331000</b>	<b>CONNECTIONS</b>					
162	331000	Connect to existing water line; 6/8/10 (in site)	1	ea	8,000.00	8,000	
163	<b>312000</b>	<b>EXCAVATION &amp; BACKFILL</b>	237	lf			
164	331000	DI gravity piping excavation	211	cy	46.75	9,864	
165	331000	Trench bedding	47	cy	38.50	1,810	
166	331000	Pressure test & chlorinate	237	lf	5.00	1,185	
167	331000	Allowance for temporary water service	1	ea	25,000.00	NR	
168	331000	Allowance for temporary support of existing utilities	1	ea	15,000.00	NR	
169		SUBTOTAL					48,069
170							
171	<b>333000</b>	<b>SANITARY SEWER</b>					



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**SITWORK ENGINE 5**

172	333000	6" PVC	70	lf	35.00	2,450		
173	333000	Oil water separator	1	ea	15,000.00	w_MEP		
174	333000	CONNECTIONS						
175	333000	Connect to existing	1	ea	5,000.00	5,000		
176	312000	EXCAVATION & BACKFILL - Gravity	70	lf				
177	333000	PVC gravity piping excavation	62	cy	46.75	2,899		
178	333000	Trench bedding	21	cy	38.50	809		
179	333000	Pressure testing	70	lf	4.00	280		
180	333000	OWS; E&B only	1	ea	2,500.00	2,500		
181		SUBTOTAL					13,938	
182								
183	334000	STORM DRAINAGE						
184	334000	12" HDPE	10	lf	70.00	700		
185	334000	8" CMP	10	lf	60.00	600		
186	334000	12" HDPE - perforated - Infiltration trench	104	lf	135.00	14,040		
187	334000	CB - 4' Dia.	3	ea	3,800.00	11,400		
188	334000	4' Dia. DMH - 0-5' deep	4	ea	4,200.00	16,800		
189	334000	CO	2	ea	1,200.00	2,400		
190	334000	Roof drain	16	lf	35.00	560		
191	334000	Roof drain connections	1	ea	500.00	500		
192	334000	Trench drains	55	lf	350.00	19,250		
193	334000	SUBSURFACE DRAINAGE SYSTEMS						
194		<u>Underground rechargers</u>	1,581	sf				
195	334000	SC- 310 chambers and installation - 31cuft/per chamber with a 6" stone base	47	ea	375.00	17,625		
196	334000	SC-310 end cap and installation - allowance	18	ea	150.00	2,700		
197	312000	Excavate	527	cy	25.00	13,175		
198	312000	Load excess soils for disposal	527	cy	2.50	1,318		
199	312000	Less than RCS-1 - clean non-regulated	896	tn	12.00	10,752		
200	334000	Install stone base	163	tn	65.00	10,595		
201	334000	Fine grade base	1,581	sf	0.25	395		
202	334000	Back-fill infiltration bed with 1-2" crushed stone	89	tn	50.00	4,450		
203	334000	Geotextile fabrics	3,953	sf	0.75	2,965		
204		SUBTOTAL					130,225	
205								
206								
207	<b>TOTAL - SITE MECHANICAL UTILITIES</b>							<b>\$192,232</b>
208								

**G40 ELECTRICAL UTILITIES**

Civil

211	323000	Trenching, Backfilling, Concrete work					
212	323000	Primary /Secondary duct bank	370	lf	55.00	20,350	
213	323000	Telecommunication duct bank	110	lf	55.00	6,050	
214	323000	Site lighting duct bank	500	lf	12.00	6,000	
		SUBTOTAL					32,400

Service/Power

216	337000	Utility Vault Connections				Utility Co.	
217	337000	2-4" Primary service duct bank (allow)	250	lf	40.00	10,000	
218	337000	800A primary service duct bank (allow)	40	lf	398.00	15,920	
219	337000	1200A Generator duct bank and control wiring	80	lf	517.00	41,360	
220	337000	1-1/4" conduits (LF includes (4) runs)	250	lf	15.50	3,875	
221	337000	Relocate Power Utilities	1	ls	50,000.00	50,000	

Communications

223	337000	Pole riser	1	ls	1,200.00	1,200	
224	337000	Duct bank 4-4" conduits (allow)	110	lf	80.00	8,800	

Site Lighting

226	337000	Type G2	1	ea	2,000.00	2,000	
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<i>CSI</i>				<i>UNIT</i>	<i>EST'D</i>	<i>SUB</i>	<i>TOTAL</i>	
<i>CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>COST</i>	<i>COST</i>	<i>TOTAL</i>	<i>COST</i>	
<b>SITWORK ENGINE 5</b>								
227	337000	Type P1	2	ea	2,000.00	4,000		
228	337000	Pole base and grounding	3	ea	550.00	1,650		
229	337000	Site Lighting circuitry	250	lf	18.00	4,500		
230	337000	<u>EV Stations</u>						
231	337000	Dual EV stations (EV Ready)	2	loc	2,500.00	5,000		
232	337000	<u>Site Demolition</u>						
233	337000	Site Demolition	1	ls	5,000.00	5,000		
234		SUBTOTAL					153,305	
236								
237								
238	<b>TOTAL - SITE ELECTRICAL UTILITIES</b>							<b>\$185,705</b>
239								
240								
241	<b>TOTAL - SITE DEVELOPMENT</b>							<b>\$1,006,769</b>



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**SITWORK ENGINE 3**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>G SITEWORK</b>							
<b>G10 SITE PREPARATION &amp; DEMOLITION</b>							
<b>311000 GENERAL CONDITIONS</b>							
311000	6' high site construction fence	837	lf	16.00	13,392		
311000	6' high site construction fence double gate	1	loc	5,000.00	5,000		
311000	Site construction entrance and removal/restoration	1	loc	10,000.00	10,000		
311000	Mobilization & Demobilization	1	ea	15,000.00	w_GRs		
311000	Temp laydown areas	1	ls	10,000.00	w_GRs		
311000	Construction offices area prep - allowance	1	ls	10,000.00	10,000		
311000	Temporary signs	1	ls	20,000.00	Excluded		
311000	Wheel wash rack	1	ls	8,000.00	8,000		
311000	Engineering/layout	4	mths	8,000.00	w_GRs		
311000	Concrete washout area	1	ea	2,500.00	2,500		
311000	Snow removal - allowance	1	ls		Excluded		
311000	Winter conditions - allowance	1	ls		Excluded		
311000	Police details	1	ls		Excluded		
311000	Site security	1	ls		Excluded		
311000	Job site construction trailer	1	ls		Excluded		
311000	Temp utilities for job trailer	1	ls		Excluded		
<b>311000 SITE SALVAGE ITEMS</b>							
311000	Relocated wood chip exercise area	1	ls	10,000.00	10,000		
311000	Relocate boulders	35	ea	350.00	12,250		
<b>311000 SITE DEMOLITION AND RELOCATIONS</b>							
311000	Demolish curbing	120	lf	6.00	720		
311000	Demolish existing paving	14,495	sf	1.00	14,495		
311000	Demolish existing concrete walk	160	sf	3.00	480		
311000	Miscellaneous site demolition; furnishings, concrete pads, signs etc	1	ls	15,000.00	15,000		
<b>311000 UTILITY DEMOLITION</b>							
311000	Cut/cap utility lines	3	ea	10,000.00	30,000		
311000	Demolish existing gas lines	366	lf	15.00	5,490		
311000	Demolish existing utility lines	644	lf	25.00	16,100		
311000	Demolish existing utility structures	4	ea	500.00	2,000		
311000	Pump and remove septic tanks	1	ls	10,000.00	10,000		
311000	Demolish existing leach field	725	sf	30.00	21,750		
<b>311000 ROADWAY WORK</b>							
311000	Sawcut	297	lf	8.25	2,450		
311000	Remove pavement	726	sf	3.50	2,541		
311000	Temp pavement patching	726	sf	8.00	5,808		
311000	Steel plates	1	ls	2,500.00	2,500		
311000	Police details	7	dy	850.00	5,950		
311000	Permanent pavement patch	726	sf	10.00	7,260		
<b>311000 VEGETATION &amp; TOPSOIL MANAGEMENT</b>							
311000	Clear and grub	1	ls	15,000.00	15,000		
311000	Remove existing trees	3	ea	850.00	2,550		
<b>312000 EROSION &amp; SEDIMENT CONTROL</b>							
312000	Silt Fence; installation and removal	1,155	lf	11.00	12,705		
312000	Compost Filter Sock; installation and removal	96	lf	15.00	1,440		
312000	Silt Sacks; installation and removal	6	ea	250.00	1,500		
312000	Slope stabilization matting	329	sf	1.25	411		
312000	Groundwater management/ control measures	1	ls	15,000.00	15,000		
312000	Street sweeping & dust control allowance	1	ls	5,000.00	5,000		
312000	Erosion Control monitoring & maintenance	1	ls	5,000.00	5,000		
SUBTOTAL						272,292	
<b>312000 BUILDING EARTHWORK</b>							
312000	Cut - over-excavate 4'	1,491	cy	10.00	14,910		
312000	Fill - import structural - 25% swell	1,080	cy	65.00	70,200		
<b>312000 SOIL DISPOSAL - conversion factor 1.7 to tons</b>							



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>SITework ENGINE 3</b>								
60	312000	Load excess soils for disposal	1,491	cy	2.50	3,728		
61	312000	Less than RCS-1 - clean non-regulated	2,535	tn	12.00	30,420		
62	030000	<b>FOUNDATION EARTHWORK</b>						
63	312000	<u>Strip footings</u>						
64	312000	Excavation	489	cy	14.00	6,846		
65	312000	Backfill with existing fill	84	cy	25.00	2,100		
66	312000	Gravel fill beneath footings, 6"	42	cy	55.00	2,310		
67	312000	Remove off-site	285	cy	80.00	22,800		
68		SUBTOTAL					153,314	
69								
70	312000	<b>SITE EARTHWORK</b>						
71	312000	<u>Site cut to design subgrade</u>	736	cy				
72	312000	Cut	736	cy	10.00	7,360		
73	312000	Store cut onsite	206	cy	3.50	721		
74	312000	<u>Site fill to design subgrade</u>	206	cy				
75	312000	Fill - from cut	206	cy	12.00	2,472		
76								
77	312000	<b>ROCK REMOVAL</b>						
78	312000	Allowance for ledge	1	ls	25,000.00	25,000		
79								
80	312000	<b>SOIL DISPOSAL - conversion factor 1.7 to tons</b>						
81	312000	Load excess soils for disposal	530	cy	2.50	1,325		
82	312000	Less than RCS-1 - clean non-regulated	901	tn	12.00	10,812		
83								
84	312000	<b>GEO THERMAL</b>						
85	312000	Site support	7	ea	3,500.00	24,500		
86								
87	312000	<b>ESTABLISHING GRADE</b>						
88	312000	Sub grade establishment	36,830	sf	0.15	5,525		
89	312000	Fine grading throughout the site	36,830	sf	0.25	9,208		
90								
91	312000	<b>HAZARDOUS MATERIALS</b>						
92	312000	UST removal allowance	1	ls	50,000.00	Assumed NR		
93	312000	Soil disposal & replacement allowance	10	cy	430.00	Assumed NR		
94	312000	SUBTOTAL					86,923	
95								
96	<b>TOTAL - SITE PREPARATION</b>							<b>\$512,529</b>
97								
98	<b>G20</b>	<b>SITE IMPROVEMENTS</b>						
99	320000	<b>ROADWAYS AND PARKING LOTS</b>						
100	321000	<u>Asphalt Paving: parking lots and roadway</u>	8,136	sf				
101	321000	gravel base; 12" thick	301	cy	60.00	18,060		
102	321000	asphalt top; 1.5" thick	78	tns	225.00	17,550		
103	321000	asphalt binder; 2.5" thick	129	tns	130.00	16,770		
104	321000	<u>Asphalt Paving: parking lots and roadway</u>	1,963	sf				
105	321000	gravel base; 12" thick	73	cy	60.00	4,380		
106	321000	asphalt top; 1" thick	12	tns	225.00	2,700		
107	321000	asphalt binder; 2" thick	25	tns	130.00	3,250		
108		<u>Vehicular Concrete</u>	2,776	sf				
109	321000	gravel base; 18" thick	154	cy	60.00	9,240		
110	321313	Broom finish concrete paving; 8" thick	2,776	sf	22.00	61,072		
111	320000	<b>CURBING</b>						
112	321640	Vertical granite curb	624	lf	65.00	40,560		
113	321640	ADA Curb cuts	5	ea	850.00	4,250		
114	320000	<b>ROAD MARKINGS AND SIGNS</b>						
115	321000	Parking spot	7	ea	85.00	595		



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>SITWORK ENGINE 3</b>								
116	321000	Parking spot ADA	1	ea	250.00	250		
117	321000	Crosswalk hatching	2	loc	2,500.00	5,000		
118	321000	Sign allowance	1	ls	5,000.00	5,000		
119	321000	EV Parking Space allowance	2	ea	250.00	500		
120		SUBTOTAL					189,177	
121								
122	<b>320000</b>	<b>PEDESTRIAN PAVING</b>						
123		<u>Concrete sidewalks</u>	2,413	sf				
124	312000	gravel base; 6" thick	45	cy	60.00	2,700		
125	321313	Broom finish concrete paving; 4" thick	2,413	sf	12.00	28,956		
126		<u>Concrete pads</u>	648	sf				
127	312000	gravel base; 18" thick	36	cy	60.00	2,160		
128	321313	Broom finish concrete paving; 6" thick	648	sf	18.00	11,664		
129		<u>Bituminous concrete walkways</u>	91	sf				
130	312000	gravel base; 6" thick	2	cy	60.00	120		
131	321000	asphalt top; 1" thick	1	tns	250.00	250		
132	321000	asphalt binder; 2" thick	1	tns	250.00	250		
133		SUBTOTAL					46,100	
134								
135	<b>320000</b>	<b>SITE IMPROVEMENTS</b>						
136	<b>320000</b>	<b>SITE FURNISHINGS</b>						
137	323000	Bollards - concrete filled steel	11	ea	1,100.00	12,100		
138	323000	Flagpole - 30' Ht.	1	ea	7,000.00	7,000		
139	323000	Flagpole foundation	1	ea	3,000.00	3,000		
140	323000	Roof trellis framing system	328	sf	35.00	11,480		
141		SUBTOTAL					33,580	
142								
143		<b>Landscaping</b>						
144	329300	<b>329900 TOPSOIL</b>						
145	329300	Topsoil - imported	432	cy	65.00	28,080		
146	329300	<b>329900 LAWN AND SEED</b>	13,344	sf				
147	329300	Topsoil 4" thick - required - swell 25%	204	cy		incl. above		
148	329300	Planting areas - 12" thick - required - swell 25%	228	cy		incl. above		
149	329300	Scarify subgrade	18,273	sf	0.25	4,568		
150	329300	Power rake and hydroseed disturbed areas	13,344	sf	0.35	4,670		
151	329300	<b>329900 TREES</b>						
152	329300	Deciduous trees - 1.5-2" cal.	12	ea	1,000.00	12,000		
153	329300	Deciduous trees - 2-2.5" cal.	13	ea	1,200.00	15,600		
154	329300	Deciduous trees - 2.5-3" cal.	26	ea	1,600.00	41,600		
155	329300	Evergreen trees - 5-6' Ht.	14	ea	500.00	7,000		
156	329300	<b>329900 SHRUBS</b>						
157	329300	Shrubs - 24"-36"	12	ea	100.00	1,200		
158	329300	Shrubs - 18"-24"	146	ea	75.00	10,950		
159	329300	<b>329900 GROUNDCOVERS - GRASSES/PERENNIALS/VINES</b>						
160	329300	Groundcovers - 2" plugs	335	ea	8.00	2,680		
161	329300	Groundcovers - #1 container	121	ea	18.00	2,178		
162	329300	<b>329900 MAINTENANCE</b>						
163	329300	1-yr plant maintenance	1	ls	2,500.00	2,500		
164	329300	<b>328400 IRRIGATION</b>						
165	329300	Allowance				Assumed NR		
166		SUBTOTAL					133,026	
167								
168	<b>TOTAL - SITE IMPROVEMENTS</b>							<b>\$401,883</b>
169								
170	<b>G30</b>	<b>CIVIL MECHANICAL UTILITIES</b>						



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>SITework ENGINE 3</b>							
171	331000 210000 FIRE PROTECTION						
172	331000 6" CLDI	93	lf	49.64	4,617		
173	331000 Fire department connection	1	ea	2,500.00	2,500		
174	331000 Gate valve	4	ea	1,200.00	4,800		
175	331000 Fire hydrant	1	ea	6,500.00	6,500		
176	331000 Thrust blocks	2	ea	500.00	1,000		
177	331000 331000 WATER UTILITIES						
178	331000 1" poly	60	lf	18.00	1,080		
179	331000 2" poly	22	lf	28.00	616		
180	331000 331000 CONNECTIONS						
181	331000 Connect to existing water line; 6/8/10 (inside site)	1	ea	8,000.00	8,000		
182	331000 312000 EXCAVATION & BACKFILL	175	lf				
183	331000 DI gravity piping excavation	156	cy	46.75	7,293		
184	331000 Trench bedding	35	cy	38.50	1,348		
185	331000 Pressure test & chlorinate	175	lf	5.00	875		
186	331000 Allowance for temporary water service	1	ea	25,000.00	25,000		
187	331000 Allowance for temporary support of existing utilities	1	ea	15,000.00	NR		
188	331000 SUBTOTAL					63,629	
189							
190	333000 333000 SANITARY SEWER						
191	333000 6" PVC	439	lf	35.00	15,365		
192	333000 SMH - 5-12' deep	3	ea	6,625.00	19,875		
193	333000 Cleanouts	3	ea	1,200.00	3,600		
194	333000 Concrete encasement	1	ls	3,500.00	3,500		
195	333000 Oil water separator - 5-12' deep	1	ea	15,000.00	w/ MEP		
196	333000 333000 CONNECTIONS						
197	333000 Connect to existing structure (inside site)	1	ea	5,000.00	5,000		
198	333000 Connect to existing building	1	ea	2,500.00	2,500		
199	333000 312000 EXCAVATION & BACKFILL - Gravity	439	lf				
200	333000 PVC gravity piping excavation	390	cy	46.75	18,233		
201	333000 Trench bedding	130	cy	38.50	5,005		
202	333000 Pressure testing	439	lf	4.00	1,756		
203	333000 OWS; E&B only	1	ea	2,500.00	2,500		
204	333000 SUBTOTAL					77,334	
205							
206	334000 334000 STORM DRAINAGE						
207	334000 24" HDPE	2	lf	100.00	200		
208	334000 12" HDPE	184	lf	70.00	12,880		
209	334000 6" HDPE	30	lf	55.00	1,650		
210	334000 6" HDPE - perforated	106	lf	70.00	7,420		
211	334000 CB - 4' Dia. W_hoods	2	ea	4,200.00	8,400		
212	334000 CO	1	ea	1,200.00	1,200		
213	334000 4' Dia. DMH - 0-5' deep	3	ea	4,200.00	12,600		
214	334000 WQS; one for each sub-surface	2	ea	18,000.00	36,000		
215	334000 FES	1	ea	2,500.00	2,500		
216	334000 Concrete headwall - 5' tall, 10' long	1	ea	15,000.00	15,000		
217	334000 OCS	2	ea	8,000.00	16,000		
218	334000 Rain Guardian Turrets	2	ea	4,575.00	9,150		
219	334000 Rip rap	160	sf	30.00	4,800		
220	334000 Roof drain	36	lf	35.00	1,260		
221	334000 Roof drain connections	1	ea	500.00	500		
222	334000 Trench drains	24	lf	350.00	8,400		
223	334000 YD	1	ea	2,500.00	2,500		
224	334000 Connect to existing	1	ea	5,000.00	5,000		
225	334000 334000 SURFACE DRAINAGE SYSTEMS						
226	334000 Bio retention/Rain Garden	1,205	sf				
227	334000 shape basins	1,205	sf	2.50	3,013		
228	334000 mulch	11	cy	50.00	550		
229	334000 24" Planting soil mix	89	cy	90.00	8,010		



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>SITWORK ENGINE 3</b>							
230	334000	6" HDPE - perforated	106	lf	70.00	7,420	
231	334000	12" Pipe bedding	45	cy	65.00	2,925	
232	334000	Liner	4,820	sf	2.00	9,640	
233	334000	334000 SUBSURFACE DRAINAGE SYSTEMS					
234	334000	Infiltration System - 1	476	sf			
235	334000	24" CPP perf.	157	lf	175.00	27,475	
236	334000	Excavate	53	cy	25.00	1,325	
237	334000	Back-fill infiltration bed with 1-2" crushed stone	25	cy	80.00	2,000	
238	334000	Geotextile fabrics	2,380	sf	0.75	1,785	
239	334000	Infiltration System - 2	227	sf			
240	334000	24" CPP perf.	157	lf	175.00	27,475	
241	334000	Excavate	25	cy	25.00	625	
242	334000	Back-fill infiltration bed with 1-2" crushed stone	25	cy	80.00	2,000	
243	334000	Geotextile fabrics	1,135	sf	0.75	851	
244	334000	312000 SOIL DISPOSAL - conversion factor 1.7 to tons					
245	334000	Load excess soils for disposal	78	cy	2.50	195	
246	334000	Less than RCS-1 - clean non-regulated	133	tn	12.00	1,596	
247		SUBTOTAL					242,345
248							
249							
250							
251	<b>TOTAL - SITE MECHANICAL UTILITIES</b>						<b>\$383,308</b>

252							
253	<b>G40</b>	<b>ELECTRICAL UTILITIES</b>					
254	312000	Civil					
255	323000	Trenching, Backfilling, Concrete work					
256	323000	Primary /Secondary duct bank	210	lf	55.00	11,550	
257	323000	Telecommunication duct bank	90	lf	55.00	4,950	
258	323000	Garage duct bank	140	lf	55.00	7,700	
259	323000	Site lighting duct bank	500	lf	12.00	6,000	
260		SUBTOTAL					30,200
261		Service/Power					
262	337000	Utility Vault Connections					Utility Co.
263	337000	2-4" Primary service duct bank (allow)	100	lf	40.00	4,000	
264	337000	800A primary service duct bank (allow)	30	lf	398.00	11,940	
265	337000	1200A Generator duct bank and control wiring	80	lf	517.00	41,360	
266	337000	1-1/4" conduits (LF includes (4) runs)	200	lf	15.50	3,100	
267	337000	Relocate Power Utilities	1	ls	50,000.00	50,000	
268	337000	Communications					
269	337000	Pole riser	1	ls	1,200.00	1,200	
270	337000	Duct bank 4-4" conduits (allow)	90	lf	80.00	7,200	
271	337000	Site Lighting					
272	337000	Type G1	1	ea	2,000.00	2,000	
273	337000	Type P1	3	ea	2,000.00	6,000	
274	337000	Type P2	2	ea	2,750.00	5,500	
275	337000	Pole base and grounding	6	ea	550.00	3,300	
276	337000	Site Lighting circuitry	500	lf	18.00	9,000	
277	337000	EV Stations					
278	337000	Dual EV stations (EV Ready)	2	loc	2,500.00	5,000	
279	337000	Garage					
280	337000	2-3" conduits (Empty)	140	lf	72.00	10,080	
281	337000	Site Demolition					
282	337000	Site Demolition	1	ls	5,000.00	5,000	
283		SUBTOTAL					164,680
284							
285	<b>TOTAL - SITE ELECTRICAL UTILITIES</b>						<b>\$194,880</b>



<i>CSI</i> <i>CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT</i> <i>COST</i>	<i>EST'D</i> <i>COST</i>	<i>SUB</i> <i>TOTAL</i>	<i>TOTAL</i> <i>COST</i>
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**SITWORK ENGINE 3**

288

289

<b>TOTAL - SITE DEVELOPMENT</b>							<b>\$1,492,600</b>
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# FY26 SELECT BOARD/ TOWN MANAGER GOALS

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STATUS REPORT – JANUARY 8, 2026

PAUL E. COHEN, TOWN MANAGER

# FISCAL MANAGEMENT & VISIBILITY

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# EARLY NOTIFICATION OF FINANCIAL ISSUES

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- The Town Manager presented information regarding the Town's employee and retiree health insurance claims at the Select Board's September 8<sup>th</sup> meeting.
- Finance Director John Sousa presented a five-year financial forecast at the Fall Annual Town Meeting.
- Tri-Board (Select Board, School Committee, and Finance Committee) meetings occurred on November 10 and December 8.

# FEE STRUCTURE EVALUATION

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- The Town Manager presented a department fee study and adjustments at the Select Board's September 22 meeting. Since that time, the Town Manager has continued to evaluate fees. Fees will be adjusted when appropriate based upon market comparisons and the cost of providing services.

# ADDITIONAL REVENUE OPTIONS

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- The Town Manager reported at the September 8 Select Board meeting that the FY27 budgetary process is underway and that options under consideration include revenue from a solid waste and recycling collection fee. Revenue options were discussed at the Tri-Board budgetary meetings. They remain under consideration.

# OPERATIONAL SAVINGS OPTIONS

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The Town Manager reported at the September 8<sup>th</sup> Select Board meeting that he is working with Department Heads to explore alternatives to achieve cost efficiencies and service changes such as:

- the Town joining the Northern Middlesex Regional Communications Center for public safety dispatch and the Town providing regional public safety dispatch services to a neighboring community.
- the Town ending solid waste and recycling collection at condominiums,
- utilizing Town employees/vehicles to collect solid waste and/or recycling.

# COLLECTIVE BARGAINING

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- Three-year collective bargaining agreements have been reached with all of the Town's General Government and School Department employee labor unions, with the exception of the firefighters' union. A mediation session with the firefighters union is scheduled for the third week of February.

# SEWER/ STORM WATER/ DRAINAGE/WATER

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# SEWER INFLOW AND INFILTRATION REDUCTIONS

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- The Department of Public Works is conducting a \$475K manhole lining project to reduce sewer infiltration.
- The Department of Public Works obtained \$500K in funding at the Fall Annual Town Meeting to extend drainage along Westford Street to remove inflow into the sewer system.
- The Department of Public Works is preparing a second smoke testing project to detect sewer inflow from sump pumps.

# SEWER RESERVE CAPACITY

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- Due to the extended drought, the Town's sewer flow is below the level of recent years. The Town has allocated sewer capacity to commercial development projects for the renovation of the former Radisson hotel site and for the creation of a new restaurant in Drum Hill.

# SEWER CAPACITY EXPANSION OPTIONS

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Weston & Sampson Engineers presented a report on the feasibility analysis of a sewer connection to the Massachusetts Water Resources Authority at the Select Board's September 8<sup>th</sup> meeting. The Town Manager has contacted the Bedford and Burlington Town Managers but has not received any interest in exploring options for a regional sewer main project.

# WATER SUPPLY CAPACITY EXPANSION OPTIONS

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- The MWRA sewer capacity expansion study briefly examined the option of connecting to MWRA water. Since water and sewer lines need to be placed in separate trenches for sanitary purposes, the cost to connect to MWRA water would be significantly greater than the cost to obtain additional water from the Lowell Regional Water Utility.

# WATER DISTRICT CONSOLIDATION

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- At the September 8<sup>th</sup> Select Board meeting, the Board approved a contract with Capital Strategic Solutions to conduct an independent assessment regarding the potential consolidation of the three water districts. The study will assess whether consolidation may improve efficiency, equity, and service delivery for ratepayers. The water districts have provided data to the consultant. An initial assessment is expected within the next several weeks. The study is not intended for a Town absorption of the water districts.

# SEWER INFRASTRUCTURE MAINTENANCE

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- The Department of Public Works completed the \$495K phase two of the Kensington pump station improvement project.
- The Department of Public Works is drafting a request for proposals for a sewer force main assessment.
- The Department of Public Works is preparing sewer infrastructure capital improvements for consideration at the 2026 Spring Annual Town Meeting.

# INFRASTRUCTURE

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# ROADS/SIDEWALK CONSTRUCTION AND PLANNING

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- The Department of Public Works completed a \$3.1M construction plan along 8.7 miles of 35 roadways for the past construction season.
- Design plans are advancing for the reconstruction of 1.2 miles of Main Street from School Street to Groton Road, Chelmsford Street from Alpine Lane to Golden Cove Road, Route 3A from Technology Drive to Richardson Road, and for Vinal Square.
- Construction of the new brick sidewalk along Cushing Place has been completed.
- Construction of an additional 2,500 feet of sidewalk along Turnpike Road is partially completed and is scheduled to be finished this spring.

# UNDERGROUND UTILITY PHASE 2 PROJECT IN TOWN CENTER

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- A site walk has occurred with representatives from National Grid and Verizon to clearly define the scope of the project.
- A survey of existing roadway utilities is being performed to determine the pathways for the underground trenching, including the crossing of the brook.

# TOWN GOVERNMENT FOCUS AREAS

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# 54 RICHARDSON ROAD PFAS REMEDIATION

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- Weston and Sampson Engineers continues to conduct quarterly water quality sampling of the monitoring wells, followed by data analysis, and public presentations.
- The upgrade to the PFAS remedial system with the installation of two additional treatment vessels has been completed.
- Additional remedial efforts at the dog park area are being developed.
- Regulatory reporting with the Massachusetts Department of Environmental Protection is occurring in a timely manner.

# WARREN-POHL CONSERVATION RESTRICTION

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- The Town is awaiting the Massachusetts Executive Office of Energy and Environmental Affairs Division of Conservation Services review of the draft conservation restriction.

# KOULAS FARM CONSERVATION RESTRICTION

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- The Conservation Commission is awaiting the receipt of the wetland and perimeter survey plans and baseline condition report, which serves as the basis for the preparation of the conservation restriction document.

# TRAFFIC – MAJOR ISSUES

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- The Town Manager's traffic safety advisory committee meets monthly to consider and address traffic safety concerns.
- The committee has coordinated with the Massachusetts Department of Transportation and the contractor to monitor and adjust the traffic detour plans/routes pertaining to the replacement of the Interstate 495 bridges over Gorham Street and Westford Road.

# TREE PLANTING & INVASIVE MANAGEMENT

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- The Department of Public Works has worked closely with the Tree Committee to plant over 100 trees across the community at the dog park, Chelmsford high school, and other locations.
- The Tree Committee and Public Works Director have launched a memorial tree program to foster additional plantings.
- The Conservation Commission is conducting a pilot invasive species management program at the Warren-Pohl conservation land.

# CONSOLIDATED/REGIONAL SERVICES

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- The Town's regional Sealer of Weights and Measures program with the Towns of Tewksbury and Westford is approaching the successful completed its first year.
- The Town serves as the lead community with the Town of Billerica for the clean energy advocate program.
- The Town is exploring regional public safety dispatching alternative programs. One option is to join the Northern Middlesex Regional Emergency Communications Center, which is in Tewksbury. Another option is for the Town of Chelmsford to provide public safety dispatching for another community.

# BUSINESS DEVELOPMENT UPDATES

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- An announcement is expected to be made soon regarding a manufacturing company relocating/expanding into Chelmsford.
- The Town continues its involvement with the Middlesex 3 coalition to promote economic development, job creation, and workforce training.
- The Town hosts job fairs with MassHire.
- The Town continues its ribbon-cutting plans to promote new businesses.

# BOARD & COMMITTEE INITIATIVES

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# MSBA – PARKER MIDDLE SCHOOL PROJECT

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- The Parker School Building Committee has completed the procurement process with the Massachusetts School Building Authority, which resulted in the selection of Ai3 Architects for designer services.
- The project website has been launched.
- Public outreach sessions occurred in October, November, and December. The schedule is to reach consensus on a middle school grade configuration and educational plan by the end of January.

# FIRE STATIONS CONSTRUCTION

---

- Preliminary design for the replacement West Chelmsford (Roberts Field) and South Chelmsford (295 Acton Road) fire station has been completed.
- Land use boards permitting has been completed.
- Construction cost estimates have been completed
- The Town obtained a \$1M grant to provide geothermal and solar energy sources for the fire stations.
- The project is scheduled for construction bidding next month.

# LEDGE ROAD COMMERCIAL TRUCKING

---

- The Massachusetts Land Court is adjudicating the zoning complaint pertaining to the expansion of the volume of commercial trucking along Ledge Road.
- The Building Commissioner has amended the enforcement order. The Zoning Board of Appeals is scheduled to hold a public hearing on the appeal of the amended enforcement order at its February 5<sup>th</sup> meeting.

# OPEN SPACE AND RECREATION PLAN, ACCESSIBILITY

---

- The Town obtained approval of its revised Open Space and Recreation Plan from the Massachusetts Executive Office of Energy and Environmental Affairs Division of Conservation Services.
- The Department of Public Works has obtained a \$65,000 grant and is advancing plans for accessibility improvements on open space plans at Sunny Meadow Farm, Heart Pond, and other locations.

# CLEAN ENERGY AND SUSTAINABILITY

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- The Town has launched the regional clean energy advocate program with the Town of Billerica.
- The Town is working with the Clean Energy and Sustainability Committee to obtain a Massachusetts Clean Energy Commission grant for building envelope thermal imaging.

# ADU/HOUSING

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- The Town's accessory dwelling unit (ADU) bylaw was approved by the Massachusetts Attorney General's Office.
- The Planning Board obtained approval of a technical amendment to the Town's ADU bylaw at the Fall Annual Town Meeting.
- The Building Department has issued its first 13 building permits for ADUs and is reviewing/assisting other applications.

# PET CEMETERY EVALUATION

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- The Town Manager visited the Town of Littleton's Pet Cemetery and researched municipal pet cemeteries in Massachusetts.
- The Town Manager explored the placement of a columbarium for pet cremains at the dog park and obtained the support of the Dog Park Advisory Committee.
- The pet cemetery proponent remains insistent on a pet cemetery that will inter un-cremated animals.
- The Town Manager has been unable to locate a viable location for such a pet cemetery.

# STRATEGIC PLAN IMPLEMENTATION

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# COMMUNITY ENGAGEMENT

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- The Town Manager's monthly newsletter is expanding news coverage to inform residents of governmental activity.
- The Town has modified its website to meet the new federal accessibility guidelines.
- The Community Engagement Task Force presented their recommendations to the Select Board on November 17<sup>th</sup>. Recommendations are currently being implemented.
- A website for the Parker Middle School project has been created.

# HIGH PERFORMING GOVERNMENT

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- Police Chief Colin Spence secured agreements with police personnel and applied for a grant for police body-worn cameras.
- Police Chief Colin Spence has released a new emergency communications system.
- The Town is expanding its in-person wellness programs.
- The Town has reviewed and is adjusting its fee schedules.
- The Community Development Director, Health Director, and Conservation Agent continue to refine the land use permitting groundwater protection standards.

# INFRASTRUCTURE

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- The new fire stations construction project is in the construction drawings phase.
- The Parker Middle School Building Committee has completed public outreach sessions and will narrow options by the end of this month.
- Weston and Sampson completed and presented to the Select Board its engineering assessment of a connection to the MWRA sewer system in Bedford and Burlington.
- The Department of Public Works completed its 2025 road and sidewalk construction program and is preparing its 2026 plan.
- The Community Development Director, Health Director, and Conservation Agent are nearing the completion of the aquifer protection gap analysis.
- The Department of Public Works conducted a weed harvesting program at Freeman Lake and is awaiting State regulatory review of a lake water quality program.

# MANAGING GROWTH

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- The Planning Board has appointed a growth management strategy committee, conducted its initial meeting, and obtained \$20,000 in grant funding from NMCOG to assist the committee.
- The Planning Board obtained approval of a new commercial zoning district at the Fall Annual Town Meeting to address zoning conflicts with residential neighborhoods.
- The revised Housing Production Plan has been endorsed by the Planning Board and the Select Board.
- The Department of Public Works is working with the Tree Committee to implement a tree canopy restoration program by planting trees at the dog park, high school, and other areas.

# QUALITY OF LIFE

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- The Age Friendly Chelmsford committee continues its efforts to refine its program activities including enhanced transportation options for seniors.
- The Health Department conducted another successful Fall Festival that brought thousands to the town common.

# PROCESS IMPROVEMENTS

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# GAP ANALYSIS

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- The Community Development Director, Health Director, and Conservation Agent are nearing the completion of the aquifer protection gap analysis.

# REPORTING ON PROJECTS AND METRICS

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- The Public Works Director has provided periodic reports to the Select Board of the ARPA-funded and Town-funded infrastructure projects.
- Weston and Sampson Engineers provides quarterly reports on the PFAS mitigation system at 54 Richardson Road.
- The Town Accountant provided the Select Board with a report on the closeout of the prior fiscal year.
- The Finance Director presented a five-year financial forecast for presentation at the Fall Annual Town Meeting.

# POLICY UPDATES

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# TOWN ACCOUNTANT HIRING PROCESS/TIMELINE

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- Completed at the August 11, 2025 meeting

# MINUTES POLICY

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- This is scheduled to occur during the last quarter of this fiscal year.

# CREATE COMMITTEE MANUAL

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- This work is scheduled for the third quarter of this fiscal year.

# VOLUNTEER APPRECIATION

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# RECOGNIZE MUNICIPAL VOLUNTEERISM

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- A volunteer recognition fair will be scheduled for March 2026.

# CIVIC ACADEMY

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- The initial civic academy is scheduled to begin on January 27<sup>th</sup>.
- The academy will include eight sessions through the month of March.
- Over 20 residents are scheduled to participate.

# CHARTER UPDATE

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# LANGUAGE REGARDING COMMITTEES

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- No action. With difficulties in obtaining members to serve on the 4<sup>th</sup> of July parade committee, holiday prelude committee, and other community events, it may be worth maintaining the ability to appoint a Public Celebrations Committee, which would oversee all public celebrations.



OFFERED BY **Executive Office of Housing and Livable Communities**

# Accessory Dwelling Unit Production Survey: January 1st – December 31st, 2025

This is a survey of Accessory Dwelling Unit (ADU) activity between January 1st and December 31st, 2025, to be completed by municipal building officials.

Pursuant to CMR 760 71.00, the Executive Office of Housing and Livable Communities is requesting information from cities and towns about the number of accessory dwelling units (ADUs) applied for and permitted in the first half of 2025.

This information is necessary to track ADU uptake across the Commonwealth, assess the effects on cities and towns, and inform further changes in regulation or legislation that may be needed to remove barriers or address community impacts.

- Please complete this form based all ADUs applications submitted, regardless of whether they qualify as "protected use" ADUs under the Affordable Homes Act.
- Please include information only for applications submitted in calendar year 2025 (January 1 - December 31.) Do not include any information about applications received or decisions made prior to or after that period.
- Please complete this form before **January 16, 2026**.
- If you are the Building Commissioner or other lead building official for multiple municipalities, please complete this form once **per municipality**.

- Attached/internal ADUs are those that are contained within or connected to a preexisting dwelling unit on the property. Detached ADUs are their own structure or within another accessory/nonresidential structure (e.g., second floor of a standalone garage or barn).

**Name** (Required)

Name of the person completing the form.

Vera Clauson

**Title** (Required)

Title of the person completing the form.

Building Department Assistant

**Email Address** (Required)

Email address we should use for follow-up or future communication.

Vclauson@chelmsfordma.gov

**Municipality** (Required)

Please start typing to select the municipality for which you are submitting data.

Chelmsford

How many applications have you received for Accessory Dwelling Unit building permits between January 1st, 2025 and December 31st, 2025? Please separately report

**Applications: Detached**

(Required)

7

Please enter a number greater than or equal to 0.

**Applications: Attached/Interior**

(Required)

11

Please enter a number greater than or equal to 0.

detached ADUs and attached/interior ADUs.

How many of these applications have been **rejected**?

**Rejected:  
Detached**

(Required)

Please enter a number greater than or equal to 0.

**Rejected:  
Attached/Interior**

(Required)

Please enter a number greater than or equal to 0.

How many of these applications have been **withdrawn**?

**Withdrawn:  
Detached**

(Required)

Please enter a number greater than or equal to 0.

**Withdrawn:  
Attached/Interior**

(Required)

Please enter a number greater than or equal to 0.

How many of these applications have been **approved**?

**Approved:  
Detached**

(Required)

**Approved:  
Attached/Interior**

(Required)

Please enter a number greater than or equal to 0.

Please enter a number greater than or equal to 0.

How many of these applications (those you received between January 1st and December 31st, 2025) have resulted in a completed ADU that has received a Certificate of Occupancy?

C of O:  
Detached

(Required)

Please enter a number greater than or equal to 0.

C of O:  
Attached/Interior

(Required)

Please enter a number greater than or equal to 0.

Does your municipality have an ADU bylaw/ordinance? (Required)

- Yes, and it was last updated before the adoption of the Affordable Homes Act on August 6th, 2024.
- Yes, and it has been created or updated since the adoption of the Affordable Homes Act on August 6th, 2024 but not since the ADU regulations became fully effective on February 2nd, 2025.
- Yes, and it has been created or updated since the ADU regulations became fully effective on February 2nd, 2025.
- No, we do not have a bylaw or ordinance.

Not sure.

**Please describe any obstacles (e.g. cost of construction, septic issues, etc) or enablers (e.g. clear local ADU bylaw, strong homebuilder partner, etc) that you believe have played a role in your municipality.**

0 of 1000 max characters

**Please describe any recommendations you'd like to offer for actions the Commonwealth could take to support the production of protected-use ADUs in your municipality.**

0 of 1000 max characters

**Please check this box if you would like to participate in a virtual focus group to discuss your experience with ADU permitting and additional actions the Commonwealth could take to promote the production of protected-use ADUs.**

- I would like to participate in a virtual focus group on my experience with ADU permitting and potential state actions.

**SUBMIT**



***Office of the Town Manager***

**Paul E. Cohen**  
*Town Manager*

*50 Billerica Road  
Chelmsford, MA 01824-2777*

*978.250.5202  
Fax: 978.250.5252*

January 8, 2025

TO: Select Board  
FROM: Paul Cohen, Town Manager  
RE: Double Pole Report – January 1

---

- # of Double Poles in Utilities Database: 54
- Change from Prior Month: +4
- # of Double Poles Removed in Last Month: 5
- # of Double Poles Added from Last Month: 9

Next to Go:

- National Grid: 0
- Verizon: 16
- Comcast: 20
- Others: 8
- Town: 10

## Double Pole Report January 2026

TicketNum	CreatedOn	TicketCrea	PoleOwner	HouseNun	Street1	ElcoPoleNumber	UpdatedOn	NTGMemb	NTGMember	StepType	TelcoPoleNumber
5800943	10/13/2023	NGMA	NGMA	36	Quigley Ave		5 12/11/2023 14:26	ATTMMA	AT&T Massachusetts Mobility	TRANSFER	
7395346	12/8/2025	NGMA	NGMA	11	Summer St		7 12/8/2025 8:44	CHELFD	Chelmsford Fire Department	TRANSFER	
7133423	10/15/2025	NGMA	NGMA	34	Turnpike Road		11 10/16/2025 8:32	CHELFD	Chelmsford Fire Department	TRANSFER	
7078716	9/18/2025	NGMA	NGMA	150	North Rd	53-0	9/18/2025 9:33	CHELFD	Chelmsford Fire Department	TRANSFER	
7060653	9/10/2025	NGMA	NGMA	318	acton rd	93-90	9/10/2025 10:23	CHELFD	Chelmsford Fire Department	TRANSFER	
6971514	7/28/2025	NGMA	NGMA	70	Boston Rd		17 7/28/2025 9:42	CHELFD	Chelmsford Fire Department	TRANSFER	
6945844	7/14/2025	NGMA	NGMA	59	BOSTON RD	17-0	7/30/2025 20:59	CHELFD	Chelmsford Fire Department	TRANSFER	
6771566	4/4/2025	NGMA	NGMA	285	Chelmsford st		14 10/9/2025 5:59	CHELFD	Chelmsford Fire Department	TRANSFER	
6490792	10/30/2024	NGMA	NGMA	199	BILLERICA RD	55?	8/4/2025 12:37	CHELFD	Chelmsford Fire Department	TRANSFER	
7427660	12/22/2025	NGMA	NGMA	61	Elm St		34 12/22/2025 8:36	CMCTNR	Comcast Massachusetts	TRANSFER	
7419884	12/17/2025	NGMA	NGMA	16	Regina drive		8 12/17/2025 12:11	CMCTNR	Comcast Massachusetts	TRANSFER	8
7395550	12/8/2025	NGMA	NGMA	6	Columbus Ave		3 12/8/2025 9:41	CMCTNR	Comcast Massachusetts	TRANSFER	3
7395361	12/8/2025	NGMA	NGMA	4	Derringer Rd		2 12/8/2025 8:47	CMCTNR	Comcast Massachusetts	TRANSFER	
7365596	11/19/2025	NGMA	NGMA	unknown	PINE HILL RD	51-0	11/19/2025 10:38	CMCTNR	Comcast Massachusetts	TRANSFER	
7365142	11/19/2025	NGMA	NGMA	133	PRINCETON ST	42-1	11/19/2025 9:12	CMCTNR	Comcast Massachusetts	TRANSFER	
7353338	11/13/2025	NGMA	NGMA	37	SLEIGH RD	19-0	12/10/2025 9:16	CMCTNR	Comcast Massachusetts	TRANSFER	
7325873	10/31/2025	NGMA	NGMA	30	Wildes Rd		15 10/31/2025 10:50	CMCTNR	Comcast Massachusetts	TRANSFER	
7325688	10/31/2025	NGMA	NGMA	15	Wildes rd		11 10/31/2025 10:31	CMCTNR	Comcast Massachusetts	TRANSFER	
7133408	10/15/2025	NGMA	NGMA	35	High Street		9 10/15/2025 8:47	CMCTNR	Comcast Massachusetts	TRANSFER	
7114462	10/6/2025	NGMA	NGMA	10	SOUTH ROW ST		Mar-00 12/29/2025 11:02	CMCTNR	Comcast Massachusetts	TRANSFER	
7114092	10/6/2025	NGMA	NGMA	64	LINWOOD ST	22-0	10/17/2025 12:45	CMCTNR	Comcast Massachusetts	TRANSFER	
7110088	10/3/2025	NGMA	NGMA	NA	Mansur St		7 10/3/2025 10:37	CMCTNR	Comcast Massachusetts	TRANSFER	7
7110084	10/3/2025	NGMA	NGMA	NA	Mansur St		6 10/3/2025 10:35	CMCTNR	Comcast Massachusetts	TRANSFER	6
7108458	10/2/2025	NGMA	NGMA	8	Pine St		2 10/22/2025 9:01	CMCTNR	Comcast Massachusetts	TRANSFER	
7045475	9/3/2025	NGMA	NGMA	190	Boston Rd		54 10/8/2025 11:31	CMCTNR	Comcast Massachusetts	TRANSFER	
7009460	8/14/2025	NGMA	NGMA	41	RUTHELLEN RD		Jul-00 12/8/2025 8:50	CMCTNR	Comcast Massachusetts	TRANSFER	
6990512	8/6/2025	NGMA	NGMA	12	Beech ST		Apr-00 12/5/2025 9:34	CMCTNR	Comcast Massachusetts	TRANSFER	
6482341	10/27/2024	NGMA	NGMA		MIDDLESEX NET ST	60-0	10/1/2025 10:52	CMCTNR	Comcast Massachusetts	TRANSFER	
6332862	8/11/2024	NGMA	NGMA	29	GORHAM ST		1-Sep 10/7/2025 13:02	CMCTNR	Comcast Massachusetts	TRANSFER	
7419893	12/17/2025	NGMA	NGMA	3	School st		26 12/17/2025 12:14	FBTCMA	Fibertech Networks (Crown Castle)	TRANSFER	26
7395911	12/8/2025	NGMA	NGMA	NA	Princeton St		16 12/8/2025 11:11	FBTCMA	Fibertech Networks (Crown Castle) Non-participating 3rd Party Attacher	TRANSFER	16
7395538	12/8/2025	NGMA	NGMA	15	Smith St		5 12/8/2025 9:38	NP3PMA	- Massachusetts Non-participating 3rd Party Attacher	TRANSFER	5
7395327	12/8/2025	NGMA	NGMA	117	WESTFORD ST	54-0	12/8/2025 8:41	NP3PMA	- Massachusetts	TRANSFER	
6771682	4/4/2025	NGMA	NGMA	4	Kidder Rd		2 4/25/2025 10:42	TCGMA	Teleport Communications Boston	TRANSFER	
6332855	8/11/2024	NGMA	NGMA	7	GORHAM ST		Jan-50 11/3/2025 15:02	TCGMA	Teleport Communications Boston	TRANSFER	
7133390	10/15/2025	NGMA	NGMA	199	Riverneck Road		74 11/5/2025 17:02	TWCHEL	Town of Chelmsford	TRANSFER	

### Double Pole Report January 2026

7057062	9/9/2025	NGMA	NGMA	25 boston rd	5	9/10/2025 9:28	TWCHEL	Town of Chelmsford	TRANSFER	
6845345	5/15/2025	NGMA	NGMA	parkhurst rd	Sep-50	11/3/2025 15:12	TVCAFL	TVC Albany/FirstLight	TRANSFER	
6990361	8/6/2025	NGMA	NGMA	14 JESSIE RD	Jun-00	10/30/2025 15:55	VZNEDR	Verizon Massachusetts	TRANSFER	
6934974	7/8/2025	NGMA	NGMA	32 Ripley St	5	12/10/2025 11:19	VZNEDR	Verizon Massachusetts	TRANSFER	
6638851	1/24/2025	NGMA	NGMA	318 Acton Rd	93	12/10/2025 10:35	VZNEDR	Verizon Massachusetts	TRANSFER	
6597141	1/2/2025	NGMA	NGMA	Billerica Rd	9	11/6/2025 20:52	VZNEDR	Verizon Massachusetts	TRANSFER	
6597135	1/2/2025	NGMA	NGMA	Billerica Rd	6	9/4/2025 16:11	VZNEDR	Verizon Massachusetts	TRANSFER	
6019028	2/18/2024	NGMA	NGMA	233 GRANITEVILLE RD	68	5/8/2025 13:53	VZNEDR	Verizon Massachusetts	TRANSFER	68
5801165	10/13/2023	NGMA	NGMA	148 Groton Rd	48	11/6/2025 13:14	VZNEDR	Verizon Massachusetts	TRANSFER	
5781615	10/2/2023	NGMA	NGMA	48 Central Square	1	8/5/2025 14:23	VZNEDR	Verizon Massachusetts	TRANSFER	
5101903	4/25/2022	NGMA	NGMA	BILLERICA RD	90-0	3/17/2025 13:29	VZNEDR	Verizon Massachusetts	TRANSFER	90
2993950	12/6/2016	VZNEDR	VZNEDR	49 DRUM HILL RD	6	11/4/2025 15:58	VZNEDR	Verizon Massachusetts	TRANSFER	6
7045575	9/3/2025	NGMA	NGMA	29 GORHAM ST	Aug-00	11/10/2025 12:06	VZBMA	Verizon Massachusetts Business	TRANSFER	
6332861	8/11/2024	NGMA	NGMA	29 GORHAM ST	Sep-00	11/10/2025 12:06	VZBMA	Verizon Massachusetts Business	TRANSFER	
6332857	8/11/2024	NGMA	NGMA	16 GORHAM ST	Aug-50	11/10/2025 12:07	VZBMA	Verizon Massachusetts Business	TRANSFER	
6332856	8/11/2024	NGMA	NGMA	16 GORHAM ST	Jul-00	11/10/2025 12:07	VZBMA	Verizon Massachusetts Business	TRANSFER	
6332853	8/11/2024	NGMA	NGMA	29 GORHAM ST	Nov-00	11/10/2025 12:07	VZBMA	Verizon Massachusetts Business	TRANSFER	
6332852	8/11/2024	NGMA	NGMA	29 GORHAM ST	Oct-00	11/10/2025 12:08	VZBMA	Verizon Massachusetts Business	TRANSFER	

### Holiday Decorating Committee

<b>Member</b>	<b>Address</b>	<b>Term</b>
Erik Merrill	23 Maple Rd	1 year term ending 12/31/2026
Deb Taverna	109 Billerica Rd	1 year term ending 12/31/2026

Town of Chelmsford Select Board Minutes  
50 Billerica Rd., Room 204  
Chelmsford, MA 01824

Select Board Regular Meeting MINUTES  
December 22, 2025

*Attending:*

Patrick Maloney, Chair  
Patricia Wojtas, Vice Chair  
Aaron Cunningham, Clerk  
Jeffrey Hardy, Board Member

Paul Cohen, Town Manager

Please note that all documents referenced in these minutes are on file at the Town Manager's Office, 50 Billerica Rd., Chelmsford, Mass.

**CALL TO ORDER – NOTIFICATION OF LIVE BROADCAST**

Chair Maloney called the regular meeting of the Board to order at 6:00PM

**PUBLIC SERVICE ANNOUNCEMENTS**

*Vice Chair Wojtas read the following announcements:*

**Deadline for the Submission of Warrant Articles for the 2026 Spring Annual Town Meeting  
January 5, 2026**

Citizen petition warrant articles to be included in the spring town meeting must be submitted to the Town Manager's office prior to 4:00PM on Monday, January 5, 2026.

**Free In-Home Flu Vaccines – Contact Chelmsford Health Department**

Free in-home vaccines for homebound residents. For more information or to schedule an appointment, contact Darcy Beall, RN at 978-250-5241.

**Memorial Tree Program**

The Town of Chelmsford is proud to launch the Memorial Tree Program, offering residents a meaningful way to honor loved ones while adding beauty and shade to our community. Applications accepted until February 1, 2026 at [www.chelmsfordma.gov/document-center/view/21372/memorial-tree-program](http://www.chelmsfordma.gov/document-center/view/21372/memorial-tree-program).

*Deputy Clerk Maria Companion read the following announcements:*

**2026 Dog Licensing**

Every 2025 dog license expires on December 31<sup>st</sup>. Licensing for 2026 begins on December 1<sup>st</sup>. Information is available at [www.chelmsfordma.gov/249/Dog-Licenses](http://www.chelmsfordma.gov/249/Dog-Licenses).

**2026 Annual Town Census**

The 2026 annual town census will be mailed to all households in January. Please return your census to keep active on the voting list. If not a registered voter, returning it ensures that the Clerk's office can provide you with proof of residency. An accurate count of residents assists in providing better municipal services.

**Nomination Papers Available Beginning January 5 for the April 7 Spring Annual Town Election**

Nomination papers for various town offices are available at the Town Clerk's office beginning January 5<sup>th</sup> for open seats. For further information contact the Clerk's office at 978-250-5205. Deadline is February 12, 2026 at 5:00PM to obtain papers and must be returned by February 17, 2026 at 5:00PM.

### **GENERAL PUBLIC INPUT**

Chris Ferreira of 81 Riverneck Rd. appeared before the Board in support of the House bill to name the Bridge over Routw 495 at Gorham St. in honor of the Ferreira Brothers, his grandfather and three great uncles. His grandfather's garage on Gorham St. was taken by eminent domain for the building of Route 495. He maintained a business in town for many years and served as a volunteer. His two great uncles both served in World War II and on return one worked in the highway department and the other at Fort Devens. A third disabled uncle was active in town serving his neighbors.

Chair Maloney stated that the Board would vote at its next meeting to support the House bill and inform the state delegation.

### **COMMITTEE VACANCIES**

Vice Chair Wojtas read the list of current vacancies. Interested applicants can apply online at <http://www.chelmsfordma.gov> or through the Town Manager's office.

### **LICENSES**

#### **Transfer Common Victualler License from Doty's Diner Inc. DBA Doty's Diner to Kit and Sam Corp. DBA Doty's Diner – 7 Summer St. #25**

Liduchdy Kit of Kit & Sam Corp. appeared via Zoom before the Board in support of her application to transfer the common victualler license from Doty's Diner Inc. DBA Doty's Diner to Kit & Sam Corp., DBA Doty's Diner to be exercised on the premises at 7 Summer St. #25.

**MOTION:** by Vice Chair Wojtas to transfer the common victualler license from Doty's Diner Inc., DBA Doty's Diner to Kit & Sam Corp., DBA Doty's Diner at 7 Summer St. #25. Seconded by Board Member Hardy. **Motion carries 4-0, unanimous.**

### **Annual License Renewals**

**MOTION:** by Vice Chair Wojtas to renew the common victualler license for Tropical Smoothie Café, and restaurant carry-in alcohol license and common victualler for Masala Café on 313 Littleton Rd. Seconded by Board Member Hardy. **Motion carries 4-0, unanimous.**

### **REPORTS AND PRESENTATIONS**

#### **Matthew Hunt, CPA, CliftonLarsonAllen LLP – Town of Chelmsford Fiscal Year 2025 Financial Audit Exit Conference**

Matthew Hunt, CPA of CliftonLarsonAllen LLP, appeared via Zoom and reviewed his PowerPoint presentation on the Town's Fiscal Year 2025 Audit Exit Conference, including the following highlights:

- Executive summary.
- Financial highlights.
- Single audit.

Discussion ensued including the following highlights:

- ARPA funds are required to be spent by December 31, 2026.
- Insofar as the Town is constrained by state law, it does not have a formal custodial credit risk policy; many municipalities do not have a formal policy, but is not dismissive of risk.
- Although there are assets set aside for OPEB liability, it is not enough to cover unfunded liability.

**Parker Elmore, Odyssey Advisors – Town of Chelmsford Other Postemployment Benefits (OPEB) Plan Actuarial Valuation as of July 1, 2023**

Parker Elmore of Odyssey Advisors appeared before the Board via Zoom and reviewed his PowerPoint presentation on the Town’s Other Post Employment Benefits (OPEB) Plan Actuarial Valuation as of July 1, 2023, including the following highlights:

- Why do we need an OPEB report?
- GASB75 results.
- Actuarial assumptions.
- Medical plan offerings.
- Town and city funding ratios.
- Funding comparisons to peers.
- Service cost per active employee.
- Projects cash flows.

Town Manager Cohen noted that prudent management of long-term debt has positive impact on bond ratings. He thanked Town Accountant Lussier and Finance Director Sousa for their dedicated financial stewardship. Chair Maloney included Town Manager Cohen in recognition.

**SIGN CONSERVATION RESTRICTION FOR 255 PRINCETON STREET**

Town Manager Cohen presented the Conservation Restriction Covenant between the Town of Chelmsford and Alexan Chelmsford concerning 255 Princeton St. for its approval.

**MOTION:** by Vice Chair Wojtas to approve the conservation restriction covenant for Alexan Chelmsford at 255 Princeton St. as presented. Seconded by Board Member Hardy.

**Motion carries 4-0, unanimous.**

**TOWN MANAGER REPORTS**

Town Manager Cohen presented the following reports:

**Massachusetts Office of Disabilities - \$65,000 Municipal ADA Improvement Grant Award**

The Massachusetts Department of Disabilities has notified the Town of its municipal ADA improvement grant award in the amount of \$65,000.

**MIIA Risk Management \$10,000 Grant Award**

The MIIA has granted the Town a \$10,000 grant award for risk management.

**Massachusetts Department of Fish and Game – January 13 Bid Deadline for Southwell Boat Ramp Reconstruction**

The Massachusetts Department of Fish and Game has notified the Town of a January 13<sup>th</sup> bid deadline for the reconstruction of the Southwell boat ramp to be completed by the end of 2026.

**Monthly Double Pole Report**

Town Manager Cohen reviewed the double pole report submitted by National Grid as of December 1<sup>st</sup>. Discussion ensued on various aspects of the report.

**TOWN MANAGER APPOINTMENTS**

**Board of Assessors – Gabriel Francisco – Unexpired Term ending 06/30/2027**

**MOTION:** by Vice Chair Wojtas to approve the Town Manager’s appointment of Gabriel Francisco to the Board of Assessors as presented. Seconded by Board Member Hardy.

**Motion carries 4-0, unanimous.**

## **MEETING MINUTES**

### **Select Board Regular Meeting Minutes – December 1, 2025**

**MOTION:** by Vice Chair Wojtas to approve the December 1, 2025 meeting minutes as presented. Seconded by Board Member Hardy. **Motion carries 4-0, unanimous.**

### **Select Board, School Committee and Town Moderator Meeting Minutes – December 8, 2025**

**MOTION:** by Vice Chair Wojtas to approve the joint meeting minutes for the Select Board, School Committee and Town Moderator meeting of December 8, 2025 as amended. Seconded by Board Member Hardy. **Motion carries 3-0, unanimous; Board Member Hardy did not vote, as he was not in attendance for that meeting.**

### **Triboard Meeting Minutes – December 8, 2025**

**MOTION:** by Vice Chair Wojtas to approve the minutes from the joint meeting of the Select Board, School Committee and Finance Committee from December 8, 2025 as presented. Seconded by Board Member Hardy. **Motion carries 4-0, unanimous.**

### **Announcement of Determination of Releasability of Executive Session Minutes**

**Minutes for Release: August 18, 2025**

**Minutes Not for Release: July 21, 2025**

## **SELECT BOARD MEMBER LIAISON REPORTS AND REFERRALS**

Vice Chair Maloney

- School Building Committee met last Thursday evening; last Wednesday evening was the final visioning session and was well attended; grade four to six configuration for Parker Middle School was favored by those attending; finalizing design phase of the project; next meeting on January 15<sup>th</sup>.
- Capital Planning Committee completed its review of projects.
- Fire stations in construction design phase.

Board Member Wojtas

- Wished residents Happy Holidays.

Board Member Hardy

- He expressed gratitude for his first year as a member of the Select Board and looks forward to a fruitful 2026.

Clerk Cunningham

- Planning Board is preparing several warrants for spring town meeting.
- Chelmsford Mall property withdrew request for a drive-thru.
- Fire stations approval is to go ahead.
- Continue to hold meetings on 133 Princeton St.
- Solar panels are being installed on old landfill located at 152 Stedman St.
- Board of Health heard citizen concerns re old Best Western hotel.

## **ADJOURNMENT**

**MOTION:** by Vice Chair Wojtas to adjourn at 7:10PM. Seconded by Board Member Hardy. **Motion carries 4-0, unanimous.**

Respectfully submitted,

Christine Martin Barraford  
Recording Secretary

*Supporting documents:*

- Public notice SB deadline citizen petitions – spring 2026
- In-home flu vaccine flyer
- Chelmsford memorial tree program PSA
- Dog license PSA
- 2026 Town census PSA
- Running for local office 2026 PSA
- Committee vacancies as of 2025-12-25
- Kit and Sam Corp SB packet
- 2026 licensee renewal data for Selet Board meeting 12-22
- Town of Chelmsford FY25 audit summary
- Town of Chelmsford FY25 report on controls and compliance
- Town of Chelmsford FY25 financial statements
- Chelmsford presentation 12.22.2025
- Conservation restriction final – TCR executed
- Alexan CR revised signature page
- FY26 municipal ADA improvement grant – Chelmsford contract – signed
- Grantstatement
- Legal notice to contractors, Merrimack River Chelmsford (12-10-2025)
- December 1 2025 double pole report
- Gabriel Francisco application
- 12-01-2025 SB minutes draft2
- 12-8-25 joint SB SC TM minutes draft2
- 12-08-2025 SB minute draft2