

23 September 2021

Mark D. Aakhus
Assistant Town Administrator
Town of Edisto Beach
2414 Murray Street
Edisto Beach, SC 29438



RE: Town of Edisto Beach Town Hall, Police Station, Fire Station and Municipal Emergency Operations Center

Dear Mr. Aakhus:

Attached you will find the conceptual cost estimate for the Edisto Town Hall prepared by Aiken Cost Consultants (ACC). We are also including a budget estimate for furniture for the Town Hall and Police/Fire buildings.

ACC's estimate totals \$17.9M and is higher than the \$12M we projected back in April 2021. Keep in mind that ACC's role is to provide an "estimate" based on competitive bids and their number reflects the anticipated median bid based on multiple bidders in a competitive bidding scenario. Assuming an average number of bidders (7 to 12) **we would expect the range of bids to be between \$16M to \$19.6M**. This estimate includes design contingencies to account for the level of detail at this point in the design and construction contingencies to account for anticipated inflation, however ACC only calculated the midpoint based on Jan. 2023. If the anticipated timeline and midpoint of construction is expected to be later than Jan. 2023 this would need to be adjusted. The estimate is broken down as follows:

- Town Hall
- Fire/Police
- Connector
- Sitework

As you are probably aware over the past year construction costs, like many other costs for goods and services, has been dramatically impacted by supply chain disruption, manufacturing issues, workforces labor shortages, and other impacts caused by the Covid pandemic. The cost projections my firm sent you back in April were lower than ACC's September 2021 estimate and we believe the majority of the increase is due to the Covid pandemic's impact and market volatility. There have been dramatic cost fluctuations specifically over the past 8 months and pricing remains a challenge. Upon receipt of the estimate I asked ACC what they felt the % increase has been over the past few months and their response is as follows:

Steve,

There have been some challenges recently that's caused pricing to increase. One of the increases came from 2021 3rd qtr RS Means location factors. Once updated this adjustment resulted in an overall increase of about 29%. Material pricing continues to fluctuate, the supply chain is struggling and labor has been difficult to locate.

We based this estimate on a midpoint of Jan 2023.

Thanks,

Jason Brashier, CEP
Aiken Cost Consultants
19 W. Stone Avenue
Greenville SC 29609
864-232-9342 (Ext 309)
jason@aikencost.com

Town of Edisto Beach Town Hall, Police Station, Fire Station and Municipal Emergency Operations Center

We can discuss potential options to reduce the costs, but I wanted to give you the opportunity to see the estimate "as is" since this reflects the design that currently meets all the program and features we have developed with your input. The estimate does not include:

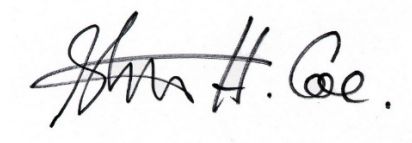
- FFE such as systems/office furniture, but does include built-in casework that would be constructed as part of the project. We are currently awaiting a budget allowance from Herald Office Systems that we will provide upon receipt.
- Temporary Office space: note the estimate does include an amount for a single office trailer, but we will need to discuss how many staff and office positions would be required and adjust the number based on the quantity and duration to meet the Town's needs.

For budgeting purposes, based on the estimate provided by ACC and the information above the **Total Probable Project Cost** would likely be as follows:

Hard Costs (construction):	\$16M to \$19.6M
Soft Costs	
(Design fees, FFE, Permitting costs, inspection costs, etc.)@20%	\$3.2M to \$3.9M
Total Probable Project Cost.....	\$19M to \$23M

If you would like to meet to discuss these costs and how to proceed I would be happy to come to Edisto and meet with you in person.

Respectfully,



Steven H. Coe., AIA
Principal Architect
Rosenblum Coe Architects, Inc.

Attachment: ACC Conceptual Estimate, dated 15 Sept 2021, 22 pages.

Aiken Cost Consultants

LETTER OF TRANSMITTAL

15-Sep-21

7:24 AM

RECIPIENT

Name: Steve Coe, AIA, LEED AP
Company: Rosenblum Coe Architects, Inc.
Address: 1643 Means St.
Charleston, SC 29412
Ph/FAX: 843-577-6073/722-1659
e-mail: scoe@rosenblumcoe.com

SENDER

Name: Jason Brashier
Company: Aiken Cost Consultants
Address: 19 West Stone Avenue
Greenville, SC 29609
Phone: (864)-232-9342
Fax: (864)-233-2573
e-mail: Jason@AikenCost.com

PROJECT INFORMATION

Project Title: Town Hall Complex
Location: South Carolina
ACC Project #: RCA30
Estimate Format: ACC Progressive 10
Concept Estimate

PURPOSE OF TRANSMITTAL

☒ As Requested ☒ For Your Use ☐ For Your File ☐ For Your Review/Comment ☐ For Your Information

METHOD OF DELIVERY

☐ Direct Express ☐ US Mail ☐ Fax ☐ Hand ☒ e-mail

ITEMS TRANSMITTED

	<i>Number</i>	<i># Pages</i>
Master Summary	<u>1</u>	<u>2</u>
Summary	<u>1</u>	<u>2</u>
Rationale	<u>1</u>	<u>17</u>
Vendor Quotes	<u> </u>	<u> </u>
Other-	<u> </u>	<u> </u>
Total Items Transmitted (including this page)	<u>4</u>	<u>22</u>

COMMENTS

We have tried to organize the estimate to simplify your review and analysis. Please click on the tabs at the bottom of your screen to navigate through the estimate. We encourage your careful review and appreciate your questions and comments.

MASTER SUMMARY

Concept Estimate

For
Town Hall Complex
Edisto
South Carolina

Architect:
Rosenblum Coe Architects, Inc.
1643 Means St.
Charleston, SC 29412

Owner:
City of Edisto

Cost Estimator:
Aiken Cost Consultants
19 West Stone Avenue
Greenville, SC 29609

	Total	
	<u>Cost</u>	<u>%</u>
Town Hall 15,370 SF @ \$426 per SF	6,554,225	38.3%
Connector 470 SF @ \$838 per SF	393,972	2.3%
Fire/ Police 16,825 SF @ \$465 per SF	7,831,089	45.8%
Sitework	2,328,914	13.6%
Total Probable Base Bid	\$17,108,200	100.0%
Construction Phase Contingency	855,410	5.0%
Total Construction Cost (TCC)	\$17,963,609	105.0%

ALTERNATES

(5% Construction Phase Contingency Not Included)

Utilities for Temporary Space for Fire/Police & Town Hall 1 EA @ \$36,557

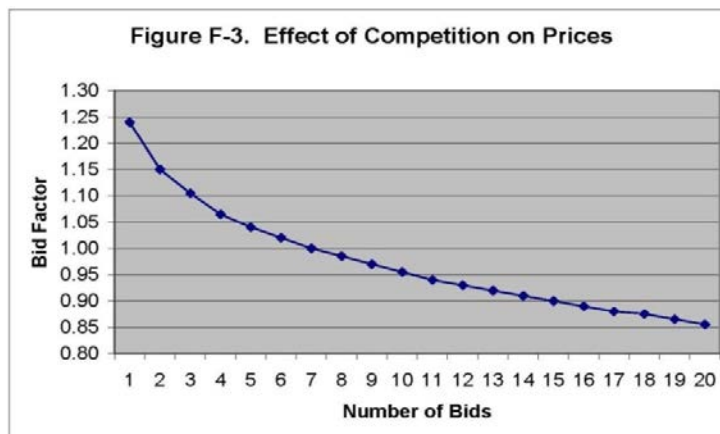
Project Notes / General Comments

This estimate is based upon concept documents dated August 2021.

This estimate has been prepared in accordance with generally accepted estimating practices and principles. Aiken Cost Consultants' staff is available to discuss our methods, pricing, assumptions, or estimating philosophy with any interested party. Please contact us by phone at (864) 232-9342, by fax at (864) 233-2573, or by e-mail at Brad@AikenCost.com.

Aiken Cost Consultants estimates are intended to be used as a professional opinion of the probable cost of construction, based on our understanding of the design at the time the estimate was prepared. We have no control over General or Subcontractor overhead and profit percentages, bidding climates, schedules, contractor's methods of determining prices, continuing design modifications or addenda, etc., therefore, we cannot guarantee that proposals, bids, or actual construction costs will be within a certain range of this, or subsequent, cost estimates.

When preparing each cost estimate submittal Aiken Cost Consultants reviews current market conditions. It is our opinion that current construction market may be less than competitive at both the General Contractor and Sub Contractor levels. One of several resources the Owner should consider when bidding a project is the "Effect of Competition on Prices" chart developed by the U.S. Army Corp of Engineers. Additional project specific factors to consider (when applicable) are; anticipated mid-point of construction, difficult conditions, phasing, Liquidated Damages, limited or set-aside contracting requirements, etc. These multiple factors should also be considered whenever the project is delayed and/or market conditions change significantly.



BUILDING SUMMARY
Concept Estimate
 FOR
Town Hall Complex
Edisto
South Carolina

Architect:
Rosenblum Coe Architects, Inc.
1643 Means St.
Charleston, SC 29412

Owner:
City of Edisto

Cost Estimator:
Aiken Cost Consultants
19 West Stone Avenue
Greenville, SC 29609

Project Data		Area Calculation	
Project Code:	RCA30	Town Hall	Adjusted Gross 15370 SF
Mid Point of Construction:	Jan 2023	Connector	470 SF
Owners Budget:	Unknown	Fire/ Police	16825 SF
ACC Last Estimate:	NA	Total Bldg Area =	32665 SF

Project	Town Hall Complex		
---------	-------------------	--	--

LEVEL 2 GROUP ELEMENTS		Element				
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost	
Town Hall		15370	SF	426	\$6,554,225	
A10 Foundations		15370	SF	52.75	810,801	
A15 Slab On Grade		9310	SF	9.60	89,357	
B10 Structure		9950	SF	79.78	793,809	
B15 Roof Structure		12065	SF	23.80	287,115	
B20 Exterior Walls		16700	SF	71.75	1,198,295	
B22 Exterior Windows		565	SF	197.56	111,620	
B23 Exterior Doors		15370	SF	4.52	69,480	
B30 Roofing		12485	SF	20.16	251,644	
C10 Interior Partitions & Windows		14040	SF	9.89	138,793	
C12 Interior Doors		15370	SF	6.31	97,035	
C13 Interior Specialties		15370	SF	7.44	114,315	
C20 Staircases		1	FLT	152,575	152,575	
C30 Finishes		15370	SF	18.09	278,044	
D10 Elevators		15370	SF	16.41	252,163	
D20 Plumbing		15370	SF	13.11	201,562	
D30 HVAC		15370	SF	32.74	503,259	
D40 Fire Protection		15370	SF	11.39	175,080	
D50 Electrical Service & Distribution		15370	SF	5.95	91,451	
D52 Lighting & Branch Wiring		15370	SF	17.79	273,410	
D53 Communication & Branch Wiring		15370	SF	9.69	148,961	
D54 Special Electrical Systems		15370	SF	3.72	57,210	
E10/20 Equipment & Furnishings		15370	SF	29.81	458,246	

Connector		470	SF	838	\$393,972	
A10 Foundations		470	SF	42.94	20,181	
B10 Structure		470	SF	47.46	22,307	
B15 Roof Structure		485	SF	21.57	10,460	
B20 Exterior Walls		2004	SF	106.83	214,086	
B30 Roofing		500	SF	38.84	19,419	
C20 Staircases		470	SF	216.19	101,608	
D52 Lighting & Branch Wiring		470	SF	10.73	5,045	
D53 Communication & Branch Wiring		470	SF	1.84	865	

Project	Town Hall Complex					
LEVEL 2 GROUP ELEMENTS		Element				
Level 3 Elements		Quantity	Unit	Rate (\$)	Cost	
Fire/ Police		16825	SF	465	\$7,831,089	
A10 Foundations		16825	SF	52.75	887,555	
A15 Slab On Grade		9410	SF	24.15	227,218	
B10 Structure		8150	SF	79.78	650,205	
B15 Roof Structure		11865	SF	23.81	282,449	
B20 Exterior Walls		13955	SF	107.16	1,495,461	
B22 Exterior Windows		610	SF	200.69	122,419	
B23 Exterior Doors		16825	SF	17.32	291,474	
B30 Roofing		11865	SF	21.08	250,134	
C10 Interior Partitions & Windows		32356	SF	16.70	540,485	
C12 Interior Doors		16825	SF	10.22	172,033	
C13 Interior Specialties		16825	SF	9.97	167,751	
C20 Staircases		16825	SF	6.61	111,173	
C30 Finishes		16825	SF	24.54	412,909	
D10 Elevators		16825	SF	14.99	252,163	
D20 Plumbing		16825	SF	16.06	270,191	
D30 HVAC		16825	SF	35.06	589,948	
D40 Fire Protection		16825	SF	5.35	89,994	
D50 Electrical Service & Distribution		16825	SF	5.95	100,108	
D52 Lighting & Branch Wiring		16825	SF	18.22	306,516	
D53 Communication & Branch Wiring		16825	SF	11.53	194,024	
D54 Special Electrical Systems		16825	SF	13.16	221,498	
E10/20 Equipment & Furnishings		16825	SF	11.61	195,380	

Sitework					\$2,328,914	
G10 SITE PREPARATION	8000	SY	90		717,808	
G20 SITE IMPROVEMENTS	8000	SY	81		651,022	
G30 SITE MECHANICAL UTILITIES	1	LS	634,400		634,400	
G40 SITE ELECTRICAL UTILITIES	1	LS	325,684		325,684	

Project Costs, including GC Field Overhead

\$17,108,200

The above unit prices INCLUDE the following:

Fees & Permits	GC Home Office Expense	GC Profit
Bond	Escalation to Mid Point of Construction	Sub-Contractor OH&P
State Sales Tax	Non-Competitive Market	GC Field Overhead
Design Contingency		

The following items are EXCLUDED from this estimate:

Design Fees	Temporary Facilities
Inhouse Costs	Furniture, Fixtures & Equipment (FF&E)
Finance Costs	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Town Hall	
A10 Foundations	
Standard Foundations	
Deep Foundations	
A15 Slab On Grade	
Slab on Grade	
8" Light Ind. SOG, Reinf, VB, Gravel Base, Form, Finish	
Asphalt Garage Paving	
Compacted Subgrade	
Asphalt Paving incl Base Course- Garage	
Precast Concrete Wheelstop	
Pavement Markings, 4" Wide incl. Layout	
Handicap Symbols	
Handicap Sign	
B10 Structure	
Floor Structure	
B15 Roof Structure	
Roof Structure	
Concrete on Metal Decking	
Metal Decking	
B20 Exterior Walls	
C.I.P. Concrete Walls	
C.I.P. Concrete Columns	
Split Face Veneer	
Hardi-Plank, '(2) 1/2" Plywood Sheathing, 2" Rigid	
Insulation, Metal Stud, Interior Gypsum Board	
Waterproofing	
Flood Panels	
Treated Wood Louver Screen	
Rent scaffolding, erect and dismantle	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
B22 Exterior Windows	
B2021 Windows	Aluminum Windows, insulating glass
B23 Exterior Doors	
B2031 Glazed Doors & Entrances	Pair 3'x7' alum./ full glass door w/ alum. frame/panic hdw
B2032 Solid Exterior Doors	3'x7' HM door w/hm. frame, paint, & panic hdwr. 3'x7' HM/ Half Glass door w/hm. frame, paint, & panic hdwr. Pair 3'x7' HM doors w/ frame/panic hdwr, paint
B30 Roofing	
B3011 Roof Finishes	Standing Seam , including fasteners & trim
B3012 Traffic Toppings & Paving Membranes	Mod Bitumen
B3013 Roof Insulation & Fill	Gypsum cover board Polyisocyanurate Rigid Insulation
B3014 Flashings & Trim	Flashing Pre-treated Wood Blocking Mineral Fiber Cant Strip
B3015 Roof Eaves & Soffits	Prefinished Metal Soffit
B3016 Gutters & Downspouts	Prefinished Aluminum Gutters Prefinished Aluminum Downspouts
C10 Interior Partitions & Windows	
C1011 Fixed Partitions	8" Concrete Block 5/8" Gyp Brd-2 sides on 3 5/8" met studs w/ 3" sound batt
C1017 Interior Windows & Storefronts	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Interior Storefront	
C12 Interior Doors	
C1021 Interior Doors	
3'x 7' SCW door w/ HM frame, paint, & hdwr	
Pair 3'x 7' SCW door w/ HM frame, paint, & hdwr	
Tempered Glass Narrow Lights in doors	
C13 Interior Specialties	
C1028 Toilet Accessories	
Mop & Broom Holder	
Mirror w/ SS Frame, 24"W x36"H	
Toilet Tissue Dispenser	
Semi Recessed Towel Dispenser w/waste recept	
Soap Dispenser, Chrome, Surface Mounted, Liquid	
Sanitary Napkin Disposal, recessed	
Electric Hand Dryer	
Stainless Steel Grab Bars, 18"	
Stainless Steel Grab Bars, 36"	
Stainless Steel Grab Bars, 42"	
Robe or Coat Hook	
Shower Curtain Rod	
C1032 Toilet Partitions & Stalls	
Toilet partition - Phenolic	
Urinal partition - solid phenolic (wall hung)	
C1034 Misc. Specialties	
Changing Station, Baby	
Signs, wall & door	
Dry Erasable Marker Boards, alum frame	
Locker Room Benches	
Fire extinguisher w/ alum door & frame	
Pipe Bollard, Conc. Filled	
C20 Staircases	
Metal Pan, Cement Filled Stair	
Metal Pan, Cement Filled Landing	
Aluminum Railing	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
C30 Finishes	
C3010 Wall Finishes	
Paint (low-VOC) drywall, primer & 2 coats- spray	
C3020 Flooring	
Seal Coat Concrete (low-VOC)	
LVT w/ low VOC adhesive	
Carpet Tile	
Ceramic Tile Floors	
Rubber Base, 4", Cove w/ low VOC adhesive	
Ceramic Tile, Cove Base, low VOC adhesive	
Wood Base, Finished	
Crown Molding, Finished	
C3030 Ceiling Finishes	
Paint Exposed Concrete	
ACT Ceilings	
Gyp Board Ceiling,taped,finish,paint,susp system	
D10 Elevators	
Elevator	
Elevator	
D20 Plumbing	
Plumbing per fixture, fixtures, may include sinks, toilets, urinals, lavatories, showers, floor drains, water heaters, wall hydrants, drinking fountains, etc	
D30 HVAC	
HVAC Systems	
Variable Refrigerant Flow HVAC System	
VRF for Floor Data Room (1)	
Building and Toilet Room Exhaust System	
VAV DOAU With DCV	
Ductless Split Syst. For Elevator Machine Room, 2 Ton	
Controls System	
Basic DDC Controls System and Integration	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
D40 Fire Protection	
Wet Pipe System	
Wet Pipe Sprinkler System, Lt. Haz. (Above 1st Flr)	
Wet Pipe Sprinkler System, Ord. Haz. (Above 1st Flr)	
Dry Pipe System	
Dry Pipe Sprinkler System, Ord. Haz. (1st Flr)	
Nitrogen Generator for Dry Pipe System	
Fire Protection Specialties	
4" Dry Standpipe Riser, 1 Floor	
Fire Dept. Connection	
Fire & Booster Pumps	
Electric Fire Pump	
Jockey Pump	
D50 Electrical Service & Distribution	
Electrical Distribution	
Electrical Distribution	
Surge Protection	
Metering	
Coordination and Arc Flash Study	
D52 Lighting & Branch Wiring	
Light Fixtures	
Lighting	
Lighting Controls	
Lighting Controls	
Receptacles	
Wiring Devices	
Equipment Connections	
Equipment Connections	
Basic Materials	
Basic Materials	
D53 Communication & Branch Wiring	
Fire Alarm System	
Fire Alarm	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Telecom System Telecommunications TV System Distributed Antenna System Security System Security	
D54 Special Electrical Systems Grounding & Lightning Protection Systems Misc. Grounding Lightning Protection Emergency Generators ATS, 800 amp Seismic Bracing Seismic Bracing	
E10/20 Equipment & Furnishings Equipment Equipment Furnishings Reception Desk Base Cabinets, plastic laminate Wall Cabinets, plastic laminate Counter Tops, solid surface Bathroom Counter Tops, Marble Work Station Counter Tops, Wood Solid Surface Window Sill Chamber Furnishings Raised Wood Platform Raised Wood Platform Wall w/ Paneling Wood Wainscot Base Cabinets, wood Counter Tops, Wood	
Connector	
A10 Foundations Deep Foundations	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
B10 Structure	
Floor Structure	
B15 Roof Structure	
Roof Structure	
Metal Decking	
B20 Exterior Walls	
C.I.P. Concrete Columns	
Split Face Veneer	
B30 Roofing	
B3011 Roof Finishes	
Standing Seam , including fasteners & trim	
B3015 Roof Eaves & Soffits	
Prefinished Metal Soffit	
B3016 Gutters & Downspouts	
Prefinished Aluminum Gutters	
Prefinished Aluminum Downspouts	
C20 Staircases	
Metal Pan, Cement Filled Stair	
Metal Pan, Cement Filled Landing	
Aluminum Railing	
D52 Lighting & Branch Wiring	
Light Fixtures	
Lighting	
Lighting Controls	
Lighting Controls	
Receptacles	
Wiring Devices	
Equipment Connections	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Equipment Connections	
Basic Materials	
Basic Materials	
D53 Communication & Branch Wiring	
Fire Alarm System	
Fire Alarm	
Fire/ Police	
A10 Foundations	
Standard Foundations	
Deep Foundations	
A15 Slab On Grade	
8" Light Ind. SOG, Reinf, VB, Gravel Base, Form, Finish	
12" Heavy Ind. SOG, Reinf, VB, Gravel Base, Form, Finish	
B10 Structure	
Floor Structure	
B15 Roof Structure	
Roof Structure	
Concrete on Metal Decking	
Metal Decking	
B20 Exterior Walls	
C.I.P. Concrete Walls	
Split Face Veneer	
Hardi-Plank, '(2) 1/2" Plywood Sheathing, 2" Rigid	
Insulation, Metal Stud, Interior Gypsum Board	
Waterproofing	
Flood Panels	
Rent scaffolding, erect and dismantle	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
B22 Exterior Windows	
B2021 Windows	Aluminum Windows, insulating glass
B2023 Storefronts	Storefront, laminated, insul glass
B23 Exterior Doors	
B2031 Glazed Doors & Entrances	Pair 3'x7' alum./ full glass door w/ alum. frame/panic hdwr
B2032 Solid Exterior Doors	3'x7' HM door w/hm. frame, paint, & panic hdwr. 3'x7' HM/ Half Glass door w/hm. frame, paint, & panic hdwr. Pair 3'x7' HM doors w/ frame/panic hdwr, paint
B2034 Specialty Doors	14'x14' Overhead Door, glazing 14'x14' Four Fold Door, glazing
B30 Roofing	
B3011 Roof Finishes	Standing Seam , including fasteners & trim
B3012 Traffic Toppings & Paving Membranes	Mod Bitumen
B3013 Roof Insulation & Fill	Gypsum cover board Polyisocyanurate Rigid Insulation
B3014 Flashings & Trim	Flashing Pre-treated Wood Blocking Mineral Fiber Cant Strip
B3015 Roof Eaves & Soffits	Prefinished Metal Soffit
B3016 Gutters & Downspouts	Prefinished Aluminum Gutters Prefinished Aluminum Downspouts
C10 Interior Partitions & Windows	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
C1011 Fixed Partitions	
	8" Concrete Block
	12" Concrete Block
	5/8" Gyp Brd-2 sides on 3 5/8" met studs w/ 3" sound batt
	5/8" Gyp Brd-2 sides, rated on 3 5/8" met studs w/ 3" sound batt
C1017 Interior Windows & Storefronts	
	Interior Storefront
C12 Interior Doors	
C1021 Interior Doors	
	3'x 7' SCW door w/ HM frame, paint, & hdwr
	Pair 3'x 7' SCW door w/ HM frame, paint, & hdwr
	3'x7' HM door w/ frame, paint & hardware
	Pair 3'x7' HM doors w/ frame, paint & hardware
C1022 Label Fire Doors (90 Min)	
	3'x7' HM door w/hm. frame, paint, & panic hdwr.)
C1023 Side Lites & Transoms	
	Tempered Glass Narrow Lights in doors
C13 Interior Specialties	
C1028 Toilet Accessories	
	Mop & Broom Holder
	Mirror w/ SS Frame, 24"W x36"H
	Toilet Tissue Dispenser
	Semi Recessed Towel Dispenser w/waste recept
	Soap Dispenser, Chrome, Surface Mounted, Liquid
	Sanitary Napkin Disposal, recessed
	Electric Hand Dryer
	Stainless Steel Grab Bars, 18"
	Stainless Steel Grab Bars, 36"
	Stainless Steel Grab Bars, 42"
	Robe or Coat Hook
	Shower Curtain Rod
C1034 Misc. Specialties	
	Changing Station, Baby
	Signs, wall & door
	Dry Erasable Marker Boards, alum frame
	Lockers, single tier, 18" x 20", phenolic

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Lockers, single tier, 18" x 20", PPE Locker Room Benches Fire extinguisher w/ alum door & frame Pipe Bollard, Conc. Filled	
C20 Staircases	
Metal Pan,Cement Filled Stair,Rail,Landings Rubber Stair Treads Rubber Stair Risers	
C30 Finishes	
C3010 Wall Finishes Paint (low-VOC) drywall, primer & 2 coats- spray C3020 Flooring Epoxy Floor Coating, heavy duty, 1/4" (low-VOC) LVT w/ low VOC adhesive Carpet Tile Ceramic Tile Floors Rubber Base, 4", Cove w/ low VOC adhesive Ceramic Tile, Cove Base, low VOC adhesive C3030 Ceiling Finishes Paint Exposed Concrete ACT Ceilings Gyp Board Ceiling,taped,finish,paint,susp system	
D10 Elevators	
Elevator Elevator	
D20 Plumbing	
Plumbing per fixture, fixtures, may include sinks, toilets, urinals, lavatories, showers, floor drains, water heaters, wall hydrants, drinking fountains, etc Sanitary DWV Specialties 12" Trench Drain	
D30 HVAC	

RCA30

Town Hall Complex

Concept Estimate

DESCRIPTION

HVAC Systems

Variable Refrigerant Flow HVAC System
VRF for Main Electrical Rooms (2)
VRF for Floor Data Room (1)
Building and Toilet Room Exhaust System
VAV DOAU With DCV
Ductless Split Syst. For Elevator Machine Room, 2 Ton
Commercial Stainless Steel Kitchen Hood
Make-Up and Exhaust DCKV for Kitchen Hood
Radiant Heating and Ventilation for Apparatus Bay
Vehicle Carbon Monoxide Exhaust System

Controls System

Basic DDC Controls System

D40 Fire Protection

Wet Pipe System

Wet Pipe Sprinkler System, Lt. Haz. (Above 1st Flr)
Wet Pipe Sprinkler System, Ord. Haz. (1st Flr)
Wet Pipe Sprinkler System, Ord. Haz. (Above 1st Flr)

Fire Protection Specialties

Fire Dept. Connection

D50 Electrical Service & Distribution

Electrical Distribution

Electrical Distribution
Surge Protection
Metering
Coordination and Arc Flash Study

D52 Lighting & Branch Wiring

Light Fixtures

Lighting

Lighting Controls

Lighting Controls

Receptacles

Wiring Devices

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Equipment Connections Equipment Connections	
Basic Materials Basic Materials	
D53 Communication & Branch Wiring	
Fire Alarm System Fire Alarm	
Telecom System Telecommunications	
PA System PURVIS System	
TV System Distributed Antenna System	
Security System Security	
D54 Special Electrical Systems	
Grounding & Lightning Protection Systems Misc. Grounding Lightning Protection	
Emergency Generators Generator, 300 KW, diesel, w/ enclosure, fuel tank Generator pad Generator controls Generator remote annunciator panel Generator Start-up & Test ATS, 600 amp	
Seismic Bracing Seismic Bracing	
E10/20 Equipment & Furnishings	
Equipment Vehicle Exhaust System Hose Dry Tower Air Compressor, Standard Controls Commercial Ice Maker	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Refrigerator/Freezer	
Range and Oven	
Cook Top Hood	
Microwave Oven	
Furnishings	
Base Cabinets, plastic laminate	
Wall Cabinets, plastic laminate	
Counter Tops, solid surface	
Bathroom Counter Tops, Marble	
Work Station Counter Tops, Wood	
Solid Surface Window Sill	
Sitework	
G10 SITE PREPARATION	
G1010 Site Clearing	
Cut & Chip heavy, trees to 24", grub stumps & remove	
Selective Tree Removal, 8"-12" Dia. Incl. Stumps	
Selective Tree Removal, 14"-24" Dia. Incl. Stumps	
Machine Load selective trees and 2 mi haul to dump	
Temporary Fencing	
6' Chain Link, rented up to 1 yr	
G1020 Site Demolition & Relocation	
Roads & Parking	
Remove 3" Asphalt Paving	
Saw Cut Asphalt, up to 3"	
Sidewalk	
Saw Cut Concrete Sidewalk	
Demo 4" Sidewalk, Plain	
Buildings	
Slab On Grade	
Demo Mixed Materials Bldg.(no foundations)	
Miscellaneous	
Remove Fence	
Misc. Site Demo	
Hauling & Disposal	
Machine Loading and Trucking	
Dump Fee, Bldg Const Mat	
G1030 Site Earthwork	
Excavation & Rough Grading	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
Rough Grading	
Mobilization & Demob. of Excavation Equipment (Min)	
Erosion Control	
Silt Fence, Polypropylene, 3' High	
Finish Grading	
Fine Grading	
G20 SITE IMPROVEMENTS	
G2020 Parking Lots	
Compacted Subgrade	
Base Course for Concrete Paving	
Concrete Pavement, High Strength	
Reinforcing for Concrete Paving	
Asphalt Paving incl Base Course	
Concrete Curb & Gutter	
Precast Concrete Wheelstop	
Signage	
Traffic Control Signs	
Pavement Markings, 4" Wide incl. Layout	
Handicap Symbols	
Handicap Sign	
G2030 Pedestrian Paving	
Sidewalk	
Concrete Sidewalk	
G2040 Site Development	
Fencing	
Security Fence w/ Masonry Columns	
Single Swing Gate, Pedestrian	
Dbl Swing Gate	
Generator Platform	
Grating Platform	
Metal Grating Stairs	
Safety Railing	
Other Site Improvements	
Dumpster Pad	
Dumpster Wall Enclosure	
Dumpster Gate	
Pipe Bollard, Conc. Filled	
Flagpole, aluminum tapered, 30' incl base and found	

RCA30	Town Hall Complex
Concept Estimate	
DESCRIPTION	
G2050 Landscaping	
Top Soil	
Topsoil from stockpile, spread by Loader , hand dress	
Sodding & Grassing	
Seeding	
Sodding	
Trees and Shrubs	
Trees	
Shrubs	
G30 SITE MECHANICAL UTILITIES	
G3010 Water Supply	
6" PVC	
6" PVC 90° Elbow	
6" Cut-in Sleeve w/Rubber Gasket	
6" Cut-in Valve w/Rubber Gasket	
Post Indicator Valve (P.I.V.)	
6" CIMJ Gate Valve w/Box	
6" Dbl Ck Backflow Preventer w/ Gate Valves	
Fire Hydrant	
Excavating Trencher 4"-16" wide & 6' deep incl. backfill	
G3020 Sanitary Sewer	
6" PVC, DWV (B/G) w/o Ftgs	
Excavating Trencher 4"-16" wide & 6' deep incl. backfill	
G3030 Storm Sewer	
15" RCP w/Gaskets, Excl Excavation & Backfill	
18" RCP w/Gaskets, Excl Excavation & Backfill	
24" RCP w/Gaskets, Excl Excavation & Backfill	
Excavating Trencher 16"-24" wide & 6' deep incl. backfill	
Precast Catch Basins	
Subsurface Stormwater Detention System, Gravel & Void Stucture	
G40 SITE ELECTRICAL UTILITIES	
G4010 Electrical Distribution	
Secondary Electrical Service	
U/G service, 800 amp, concrete encased (Town Hall)	
U/G service, 600 amp, concrete encased (Fire/Police)	
G4020 Site Lighting	

RCA30 Town Hall Complex	
Concept Estimate	
DESCRIPTION	
Site Lighting	
G4030 Site Communications & Security	
Communications Service	
2-4" PVC, concrete encased (Town Hall)	
2-4" PVC, concrete encased (Fire/Police)	
4" RGS elbow	
4" PVC Sch. 40 adapter	
PROJECT SUBTOTAL =====>	

ALTERNATE BID ITEMS:

Utilities for Temporary Space for Fire/Police & Town Hall
Temporary Utilities
Temporary Electrical Service to Trailer
1 1/2" PVC Sch. 40 conduit
1 1/2" PVC elbow
1 1/2" PVC Sch. 40 adapter
#1 THHN wire, copper
#8 THHN wire, copper
Chain Trenching, 8"x24", backfill
Grounding
Subtotal =====>



The Town of
Edisto Beach

Town Hall, Fire and Police

Sabrina Whatley

Account Executive

M: (843)834-9871

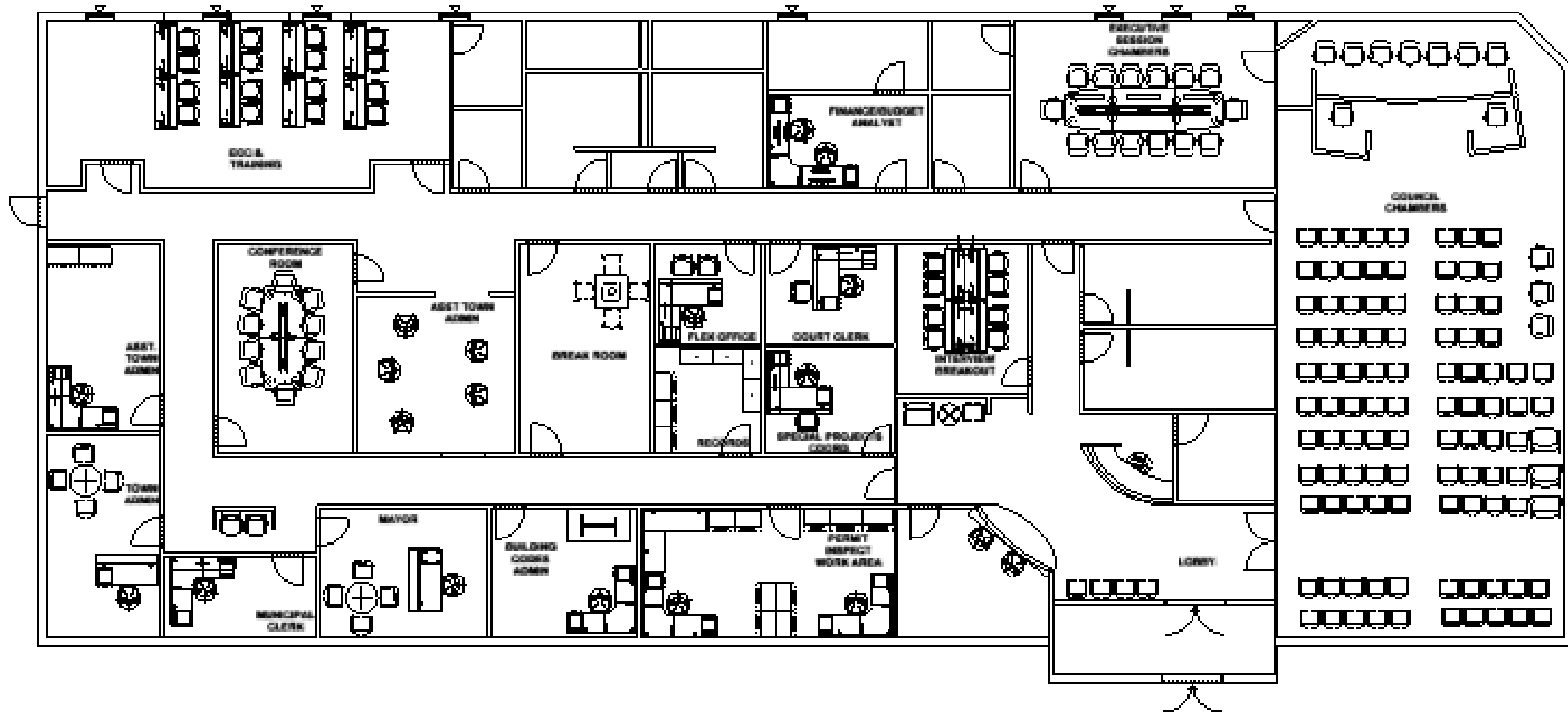
E: swhatley@heraldoffice.com



The Town of
Edisto Beach

Town Hall Municipal Building

Town Hall Overall Plan



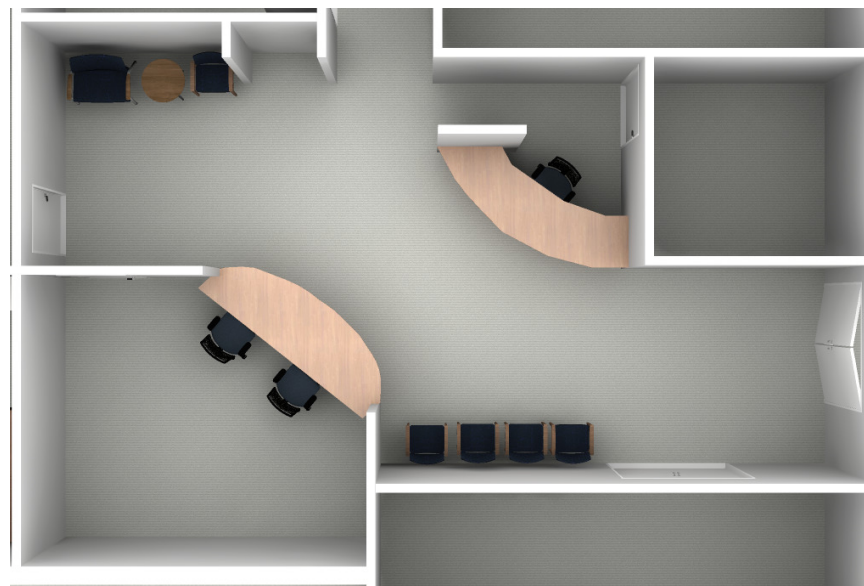
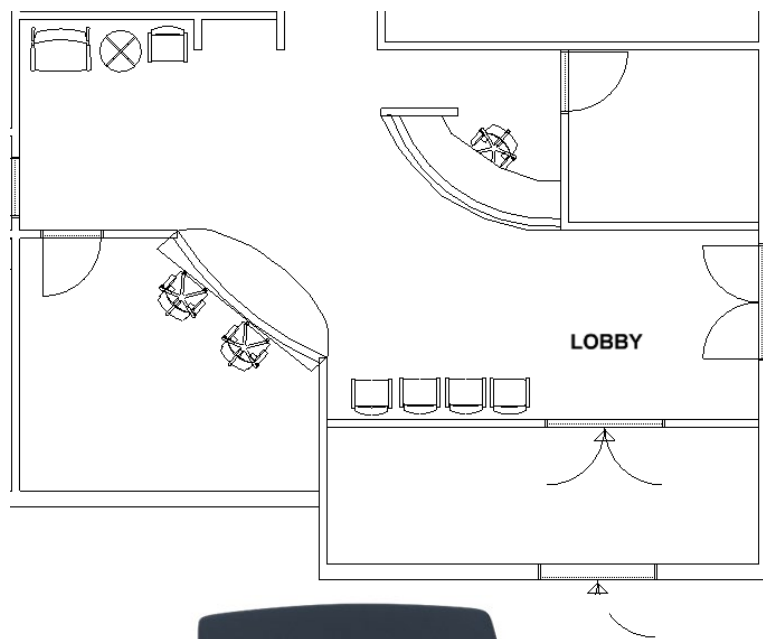
herald



The Town of
Edisto Beach

Town Hall Municipal Building

Town Hall Lobby



Bariatric Guest Chair



Guest Chair



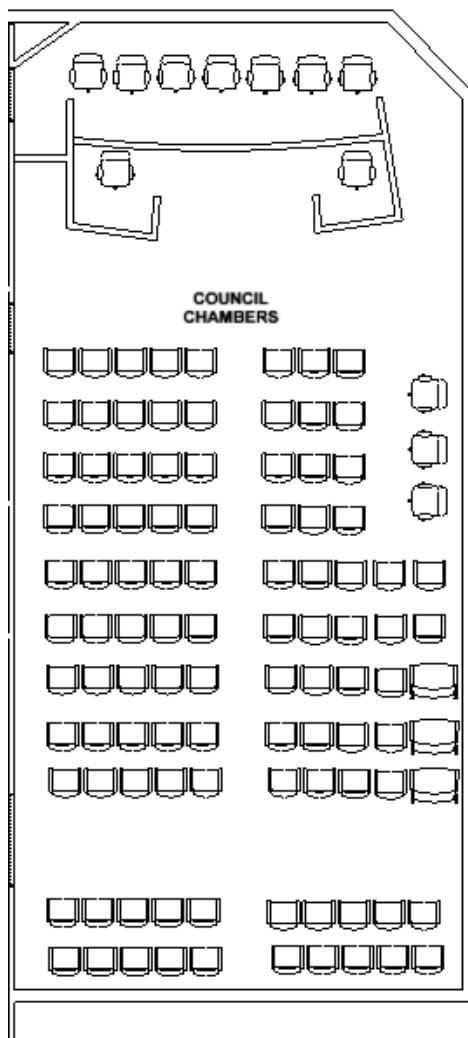
Task Seating



The Town of
Edisto Beach

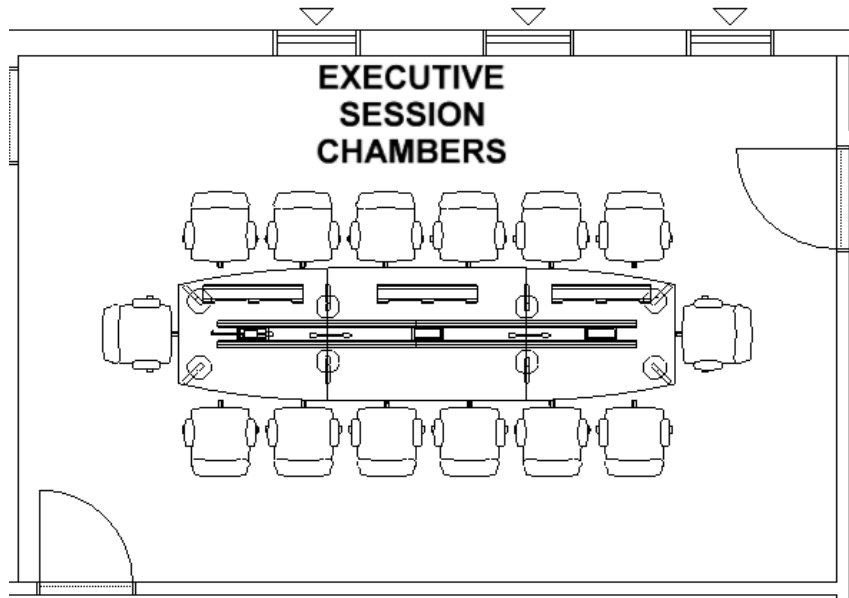
Town Hall Municipal Building

Council Chambers



Town Hall Municipal Building

Executive Session Chambers

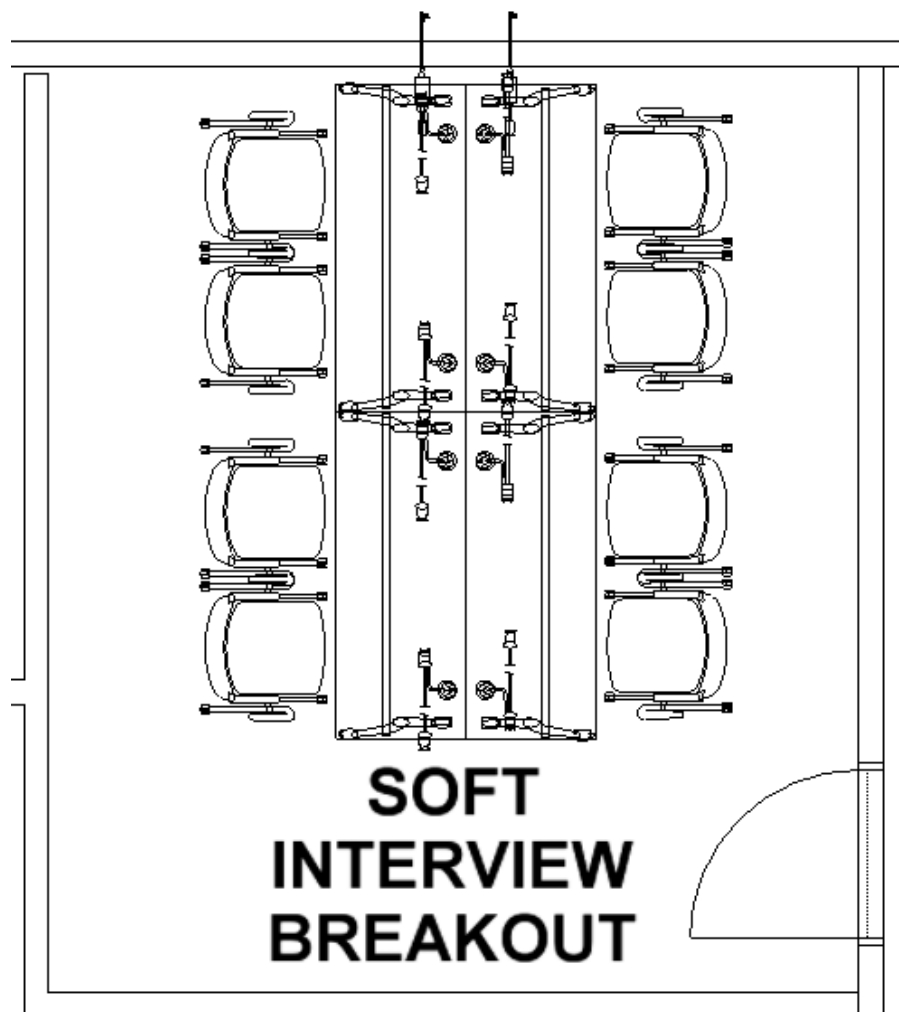




The Town of
Edisto Beach

Town Hall Municipal Building

Soft Interview Breakout



*Tables to be powered

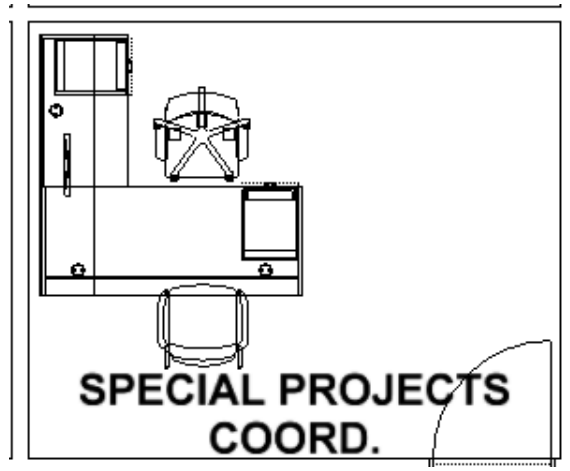


The Town of
Edisto Beach

Town Hall Municipal Building

Private Office Typical

Special Projects Coordinator, Court Clerk, Flex Offices



Guest Chair



Task Chair



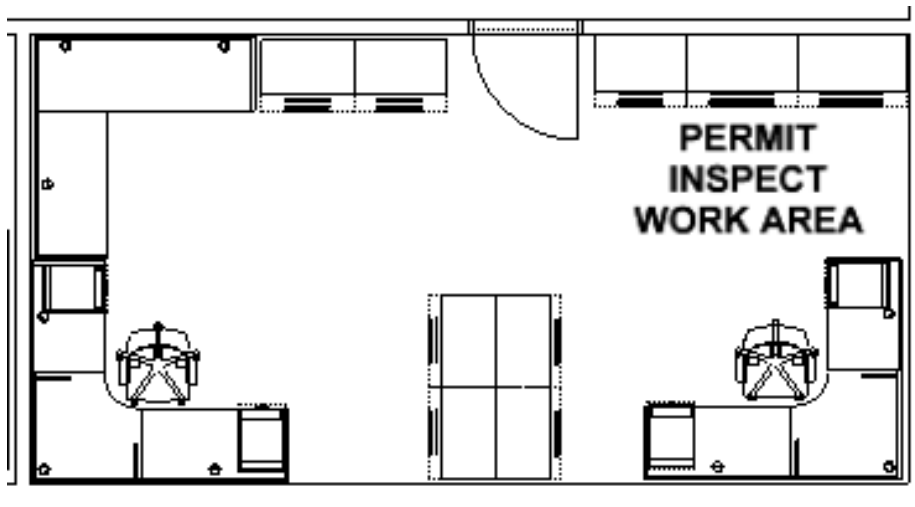
herald



The Town of
Edisto Beach

Town Hall Municipal Building

Permit Inspection Work Area

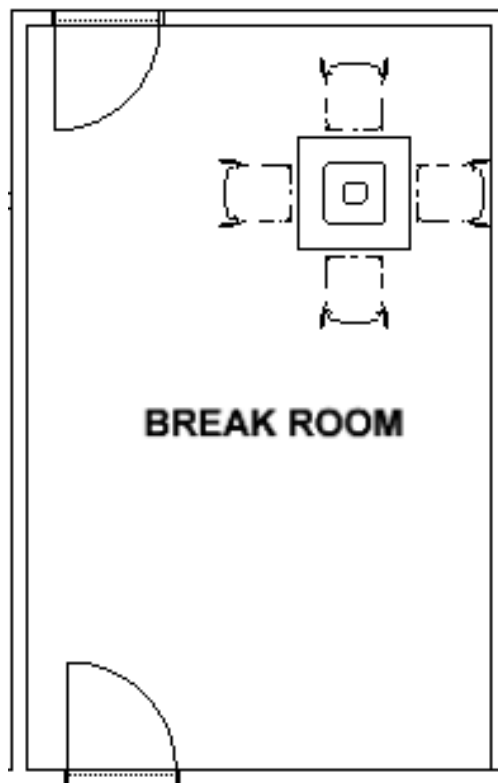




The Town of
Edisto Beach

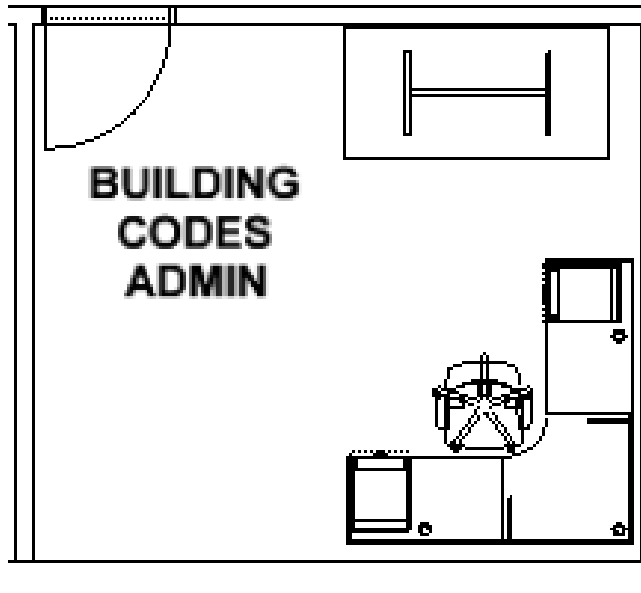
Town Hall Municipal Building

Break Room



Town Hall Municipal Building

Building Codes Admin Office

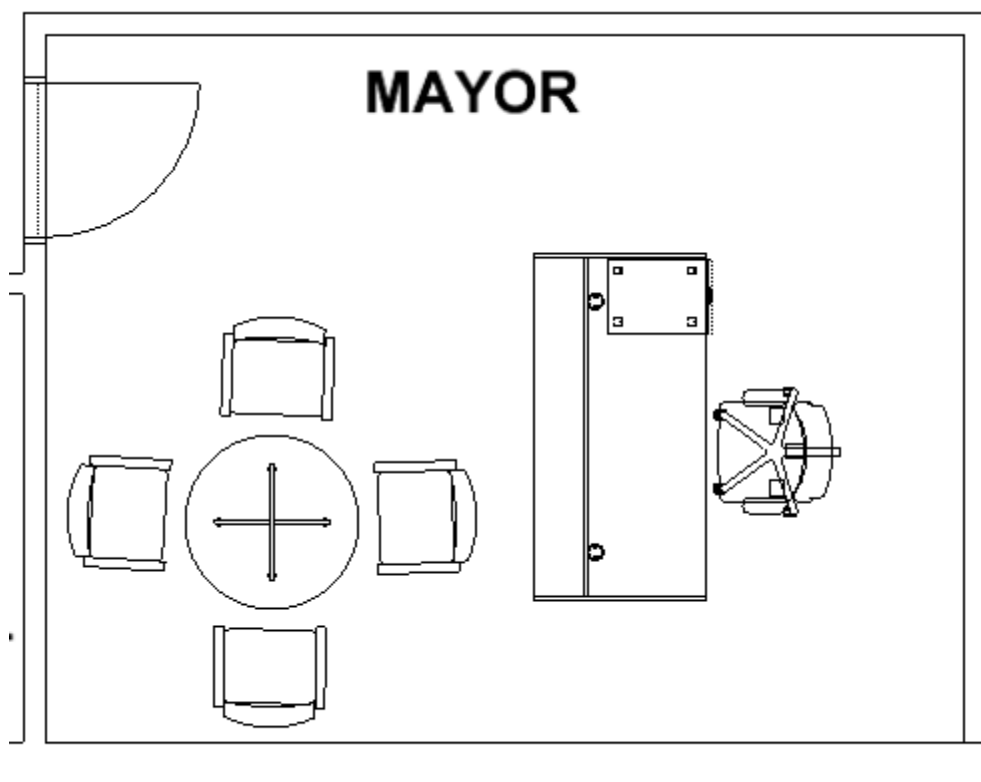




The Town of
Edisto Beach

Town Hall Municipal Building

Mayor's Office



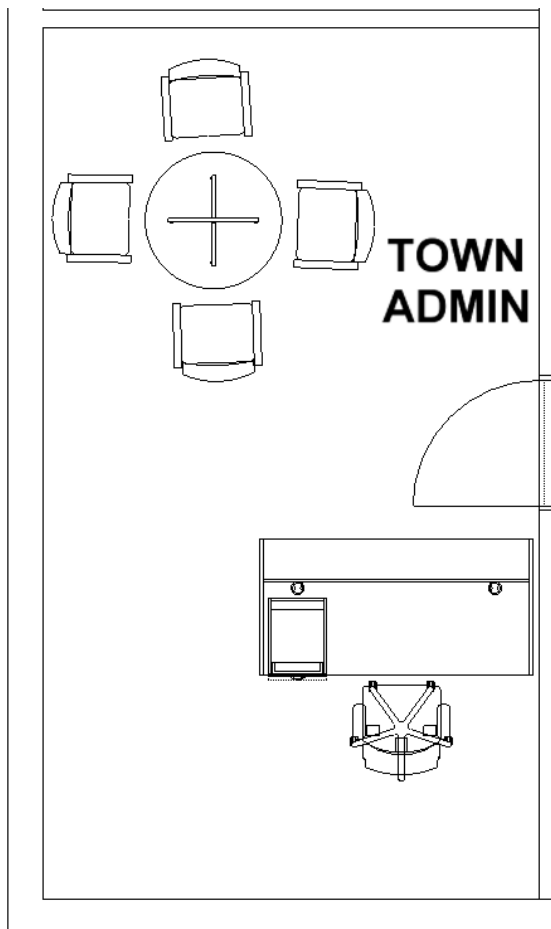
*Built In Millwork Not In Scope



The Town of
Edisto Beach

Town Hall Municipal Building

Town Admin

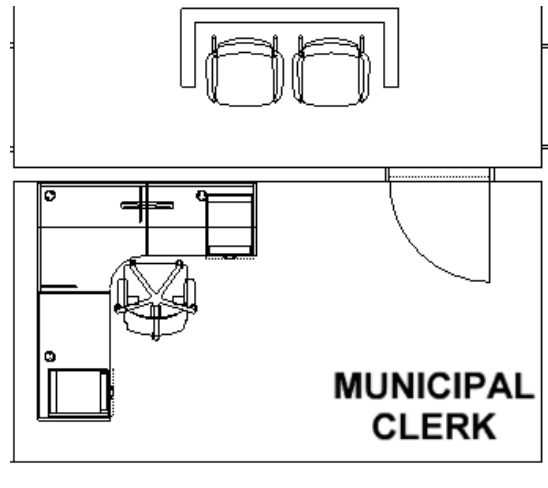




The Town of
Edisto Beach

Town Hall Municipal Building

Municipal Clerk



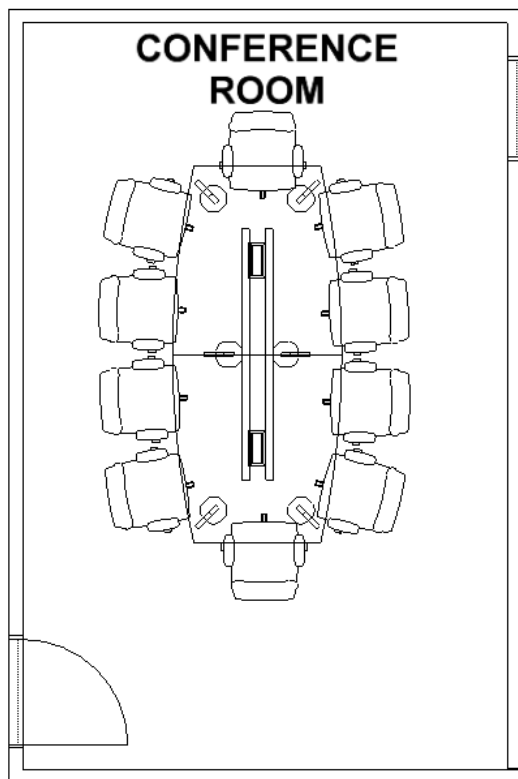
herald



The Town of
Edisto Beach

Town Hall Municipal Building

Conference Room

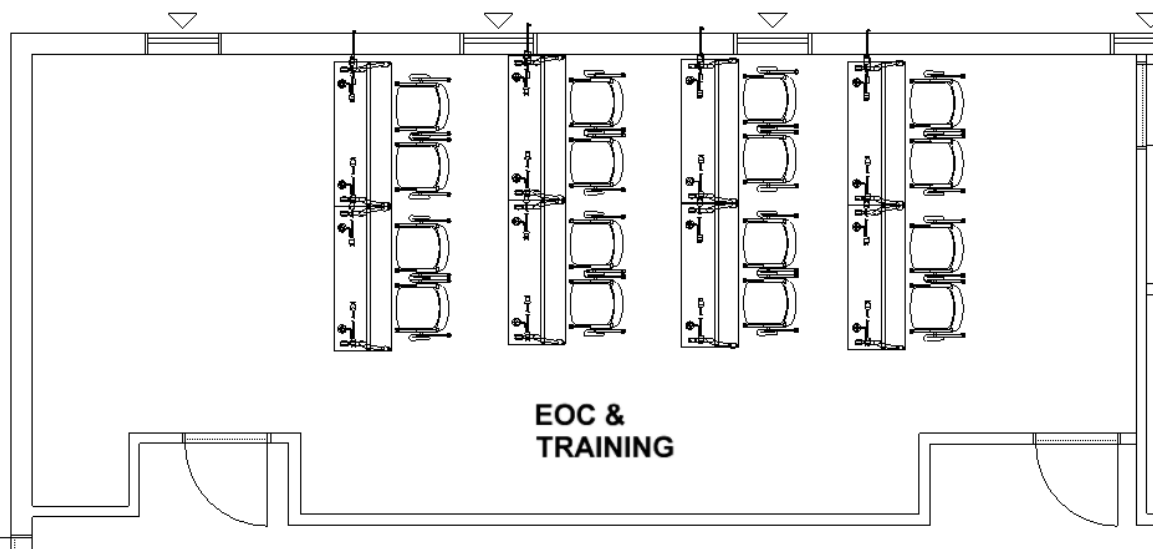




The Town of
Edisto Beach

Town Hall Municipal Building

EOC And Training Room

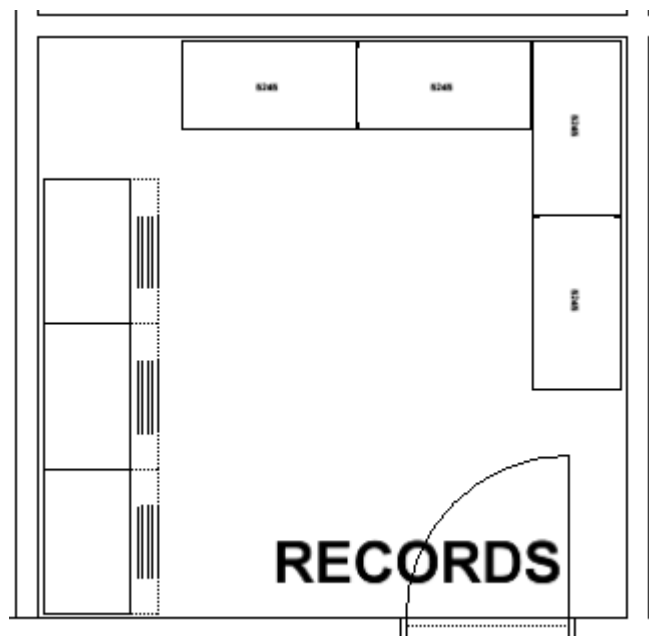




The Town of
Edisto Beach

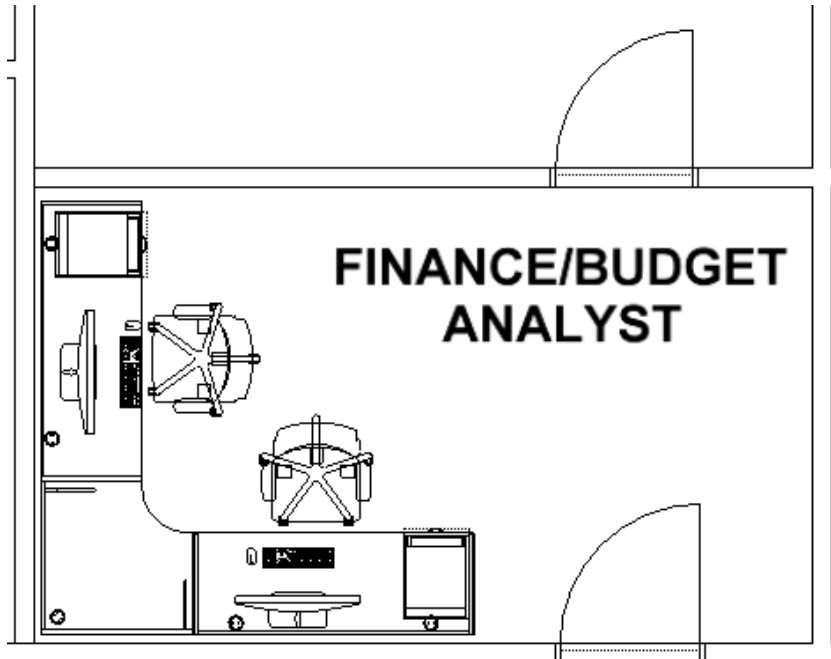
Town Hall Municipal Building

Records



Town Hall Municipal Building

Finance and Budget Analyst





The Town of
Edisto Beach

Town Hall Municipal Building

Asst Town Admin Office & Task Seating

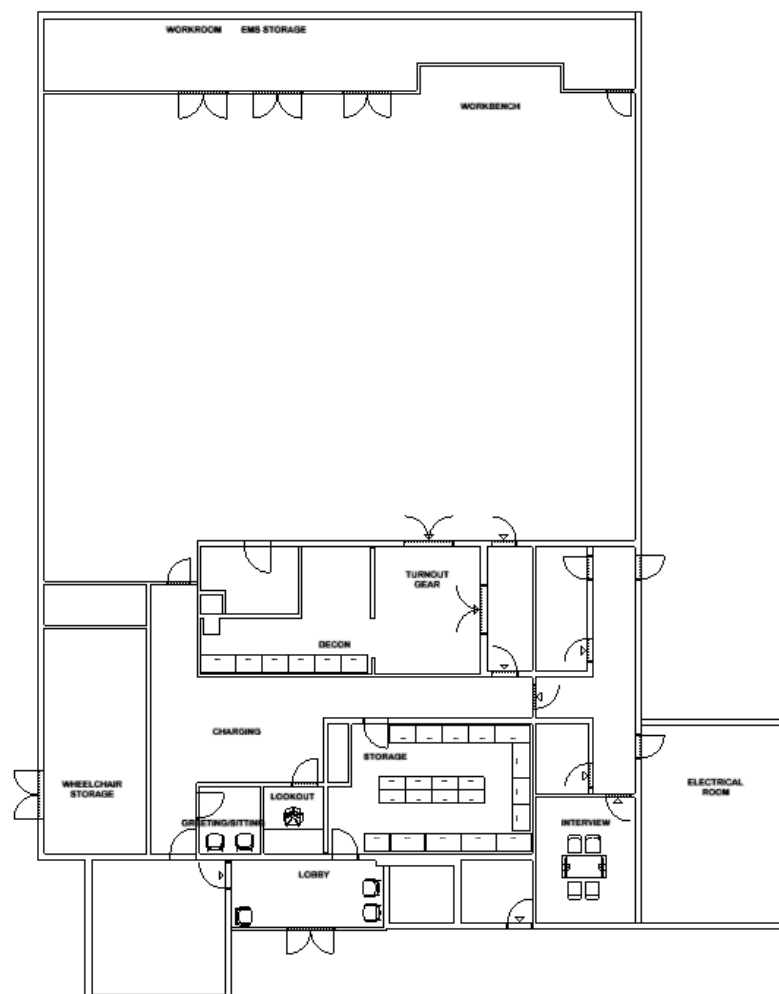




The Town of
Edisto Beach

1st Floor Fire and Police

Overall Plan

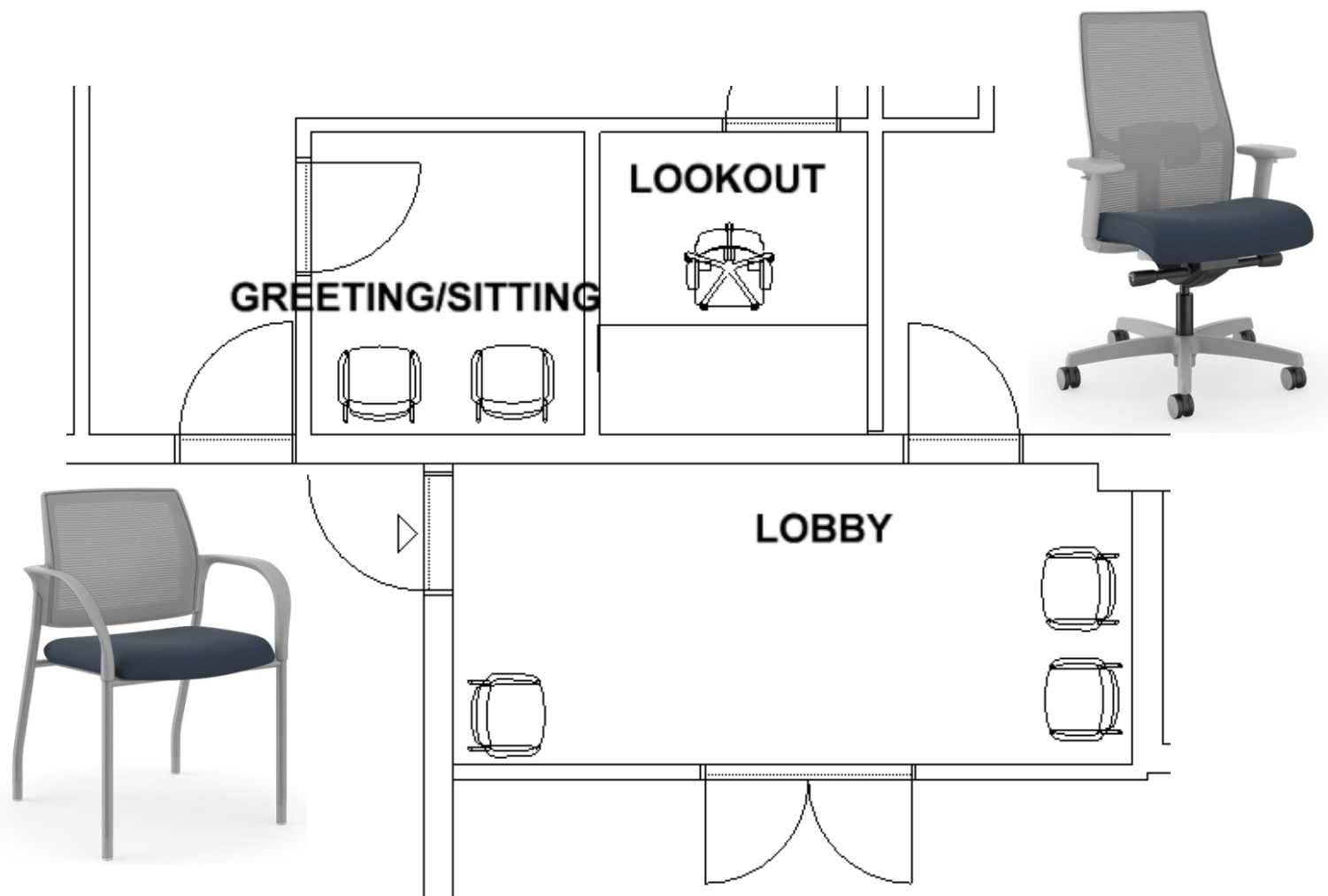




The Town of
Edisto Beach

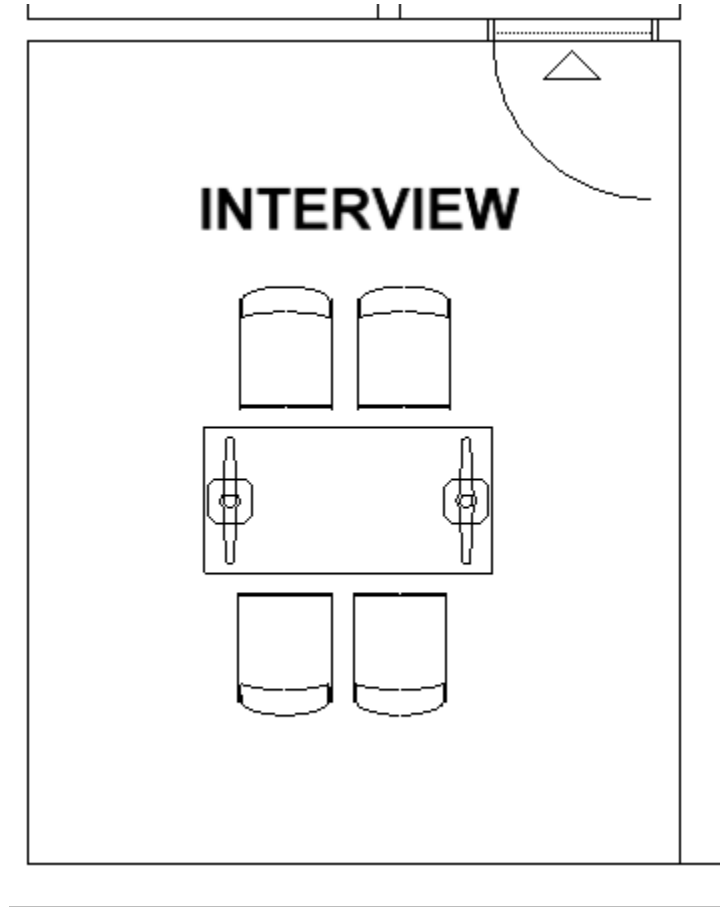
1st Floor Fire and Police

Greeting/Sitting and Lookout



1st Floor Fire and Police

Interview Room

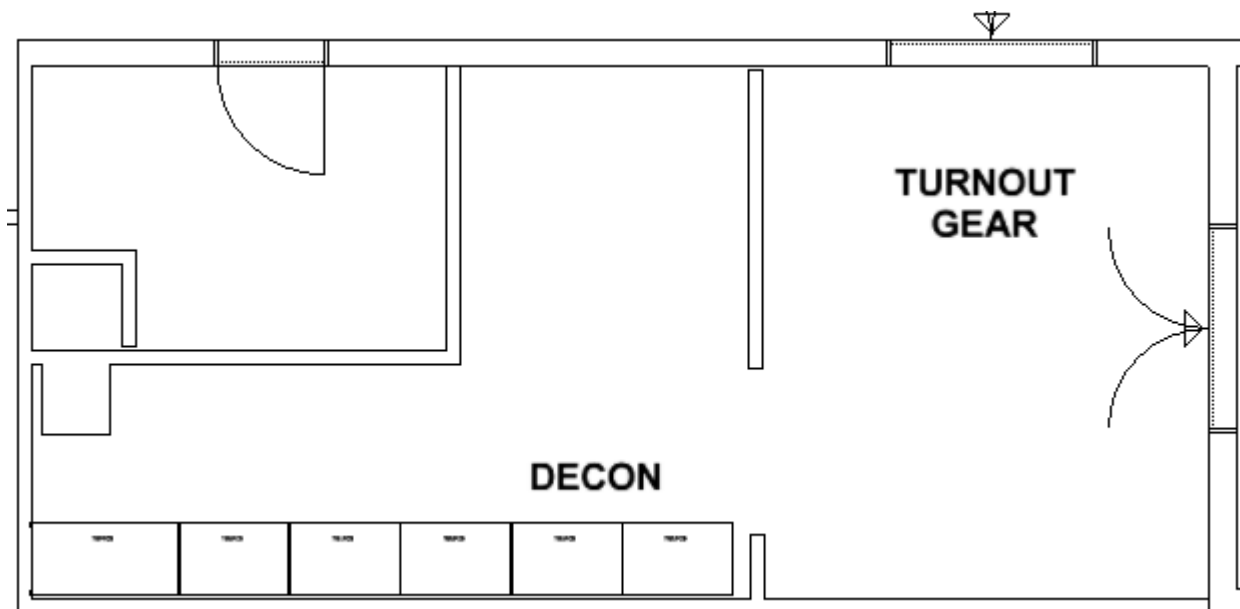
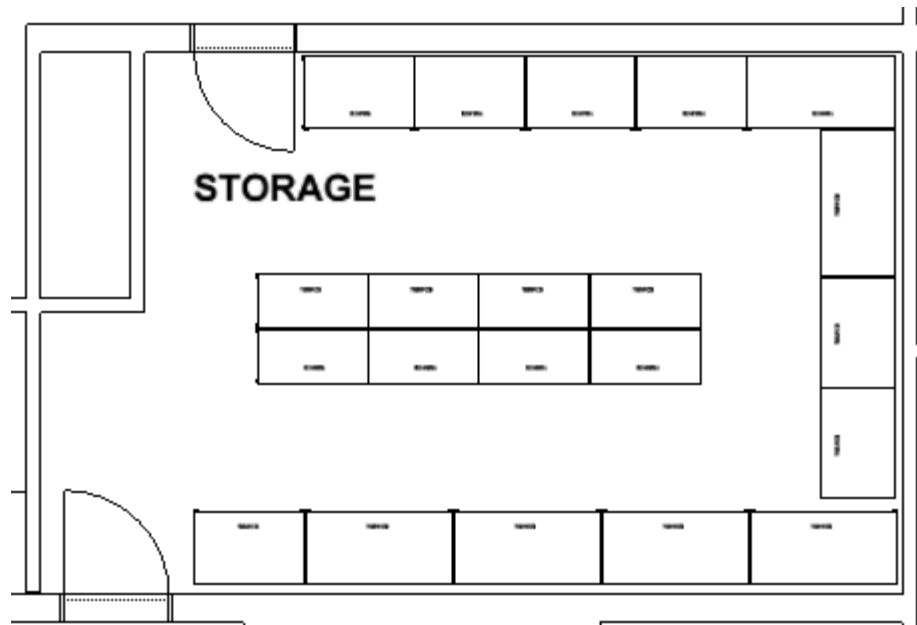




The Town of
Edisto Beach

1st Floor Fire and Police

Storage and Decon Room

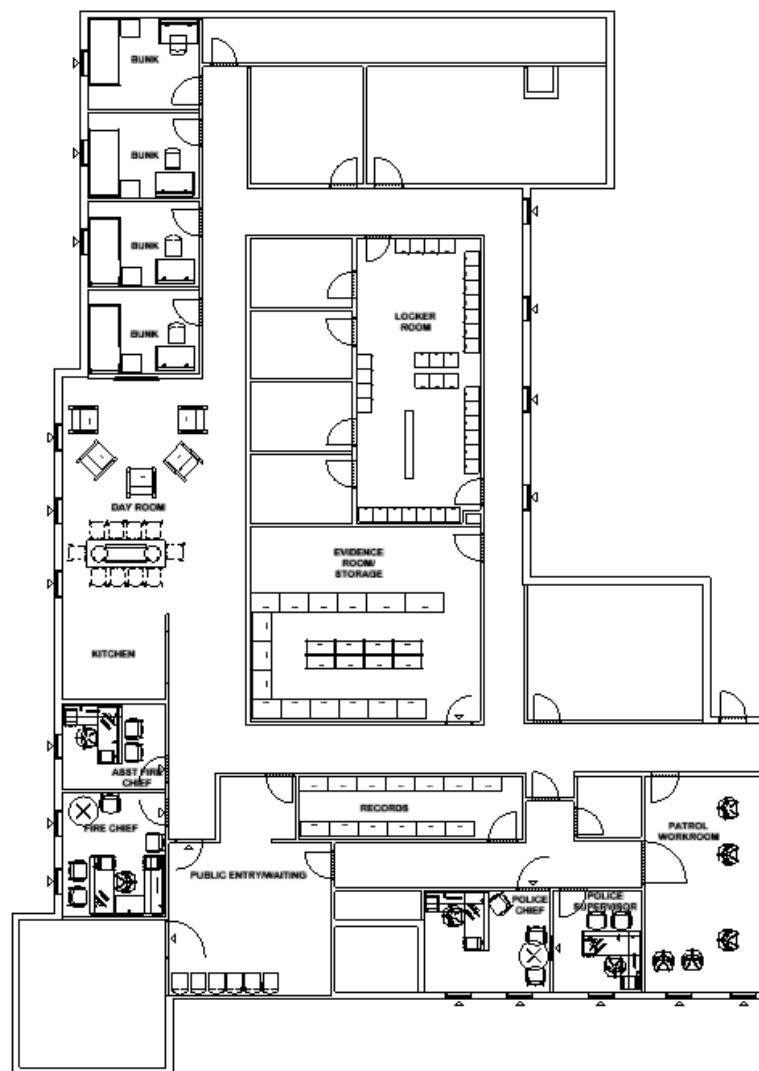




The Town of
Edisto Beach

2nd Floor Fire and Police

Overall Plan

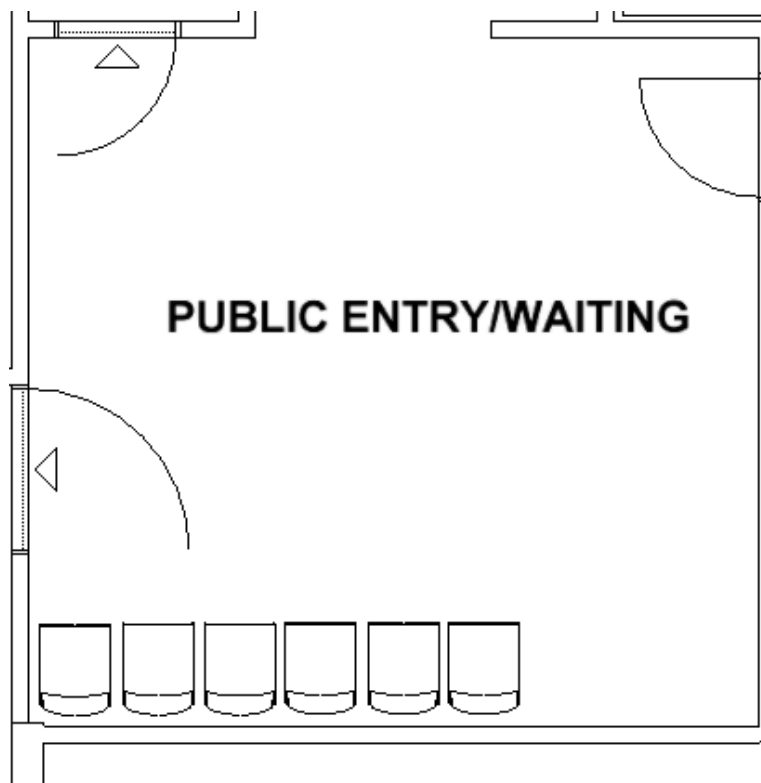




The Town of
Edisto Beach

2nd Floor Fire and Police

Public Entry/Waiting

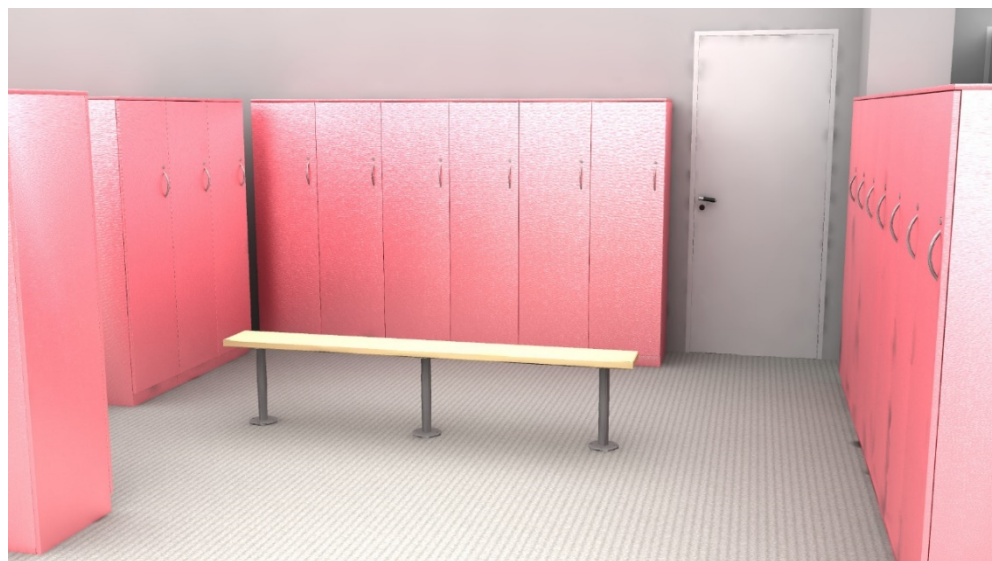
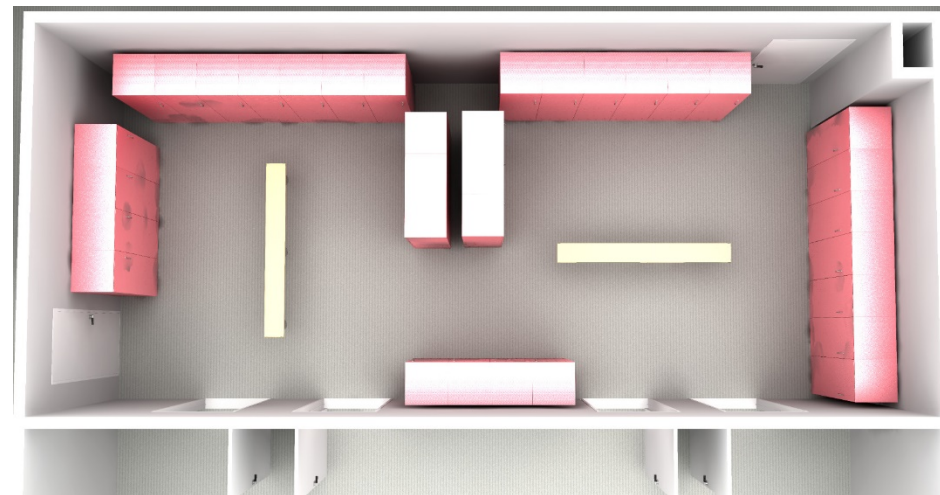
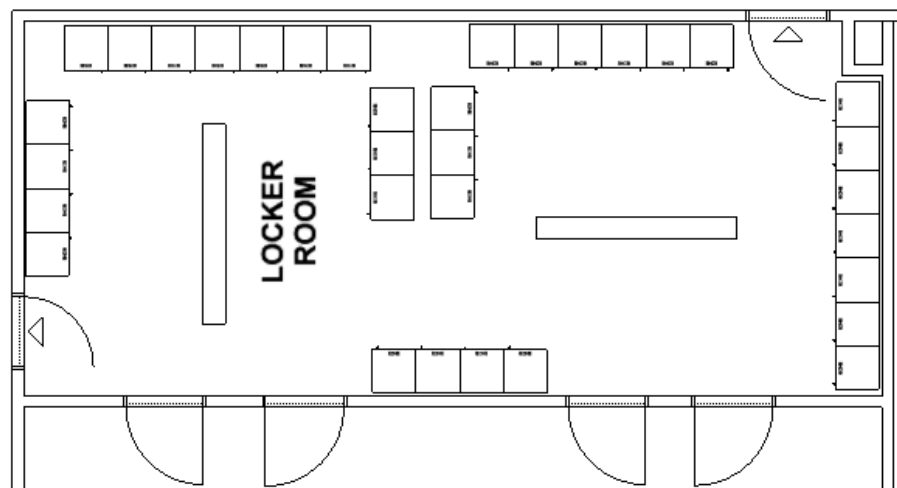




The Town of
Edisto Beach

2nd Floor Fire and Police

Locker Room

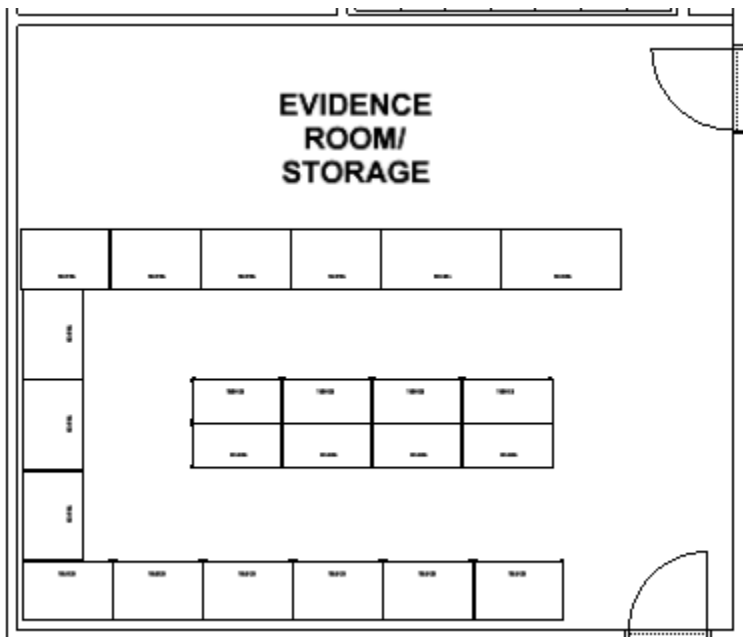




The Town of
Edisto Beach

2nd Floor Fire and Police

Evidence/Storage and Records Room

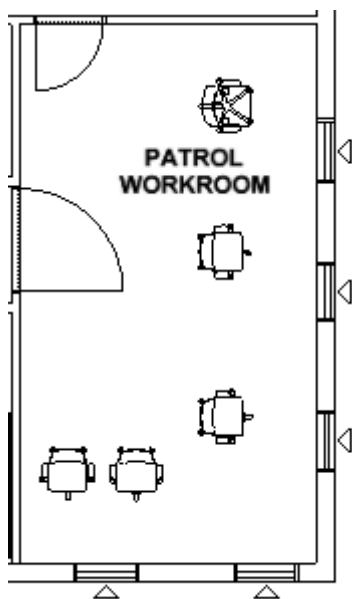




The Town of
Edisto Beach

2nd Floor Fire and Police

Patrol Workroom

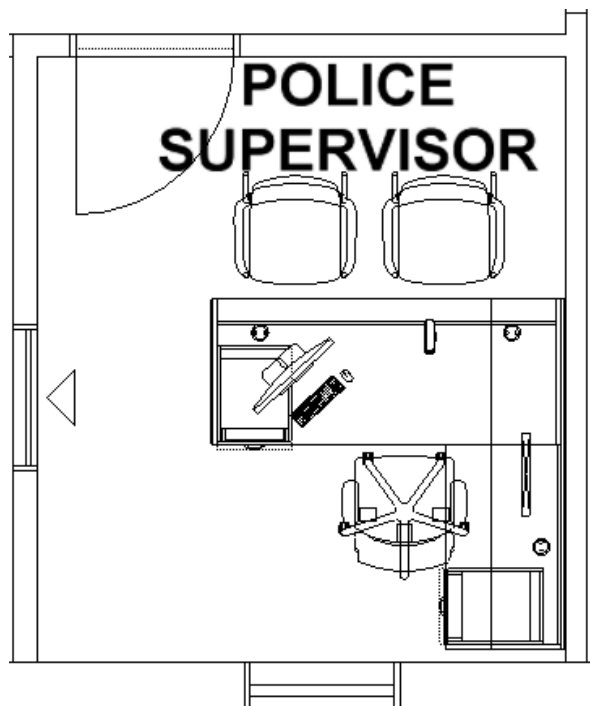




The Town of
Edisto Beach

2nd Floor Fire and Police

Police Supervisor

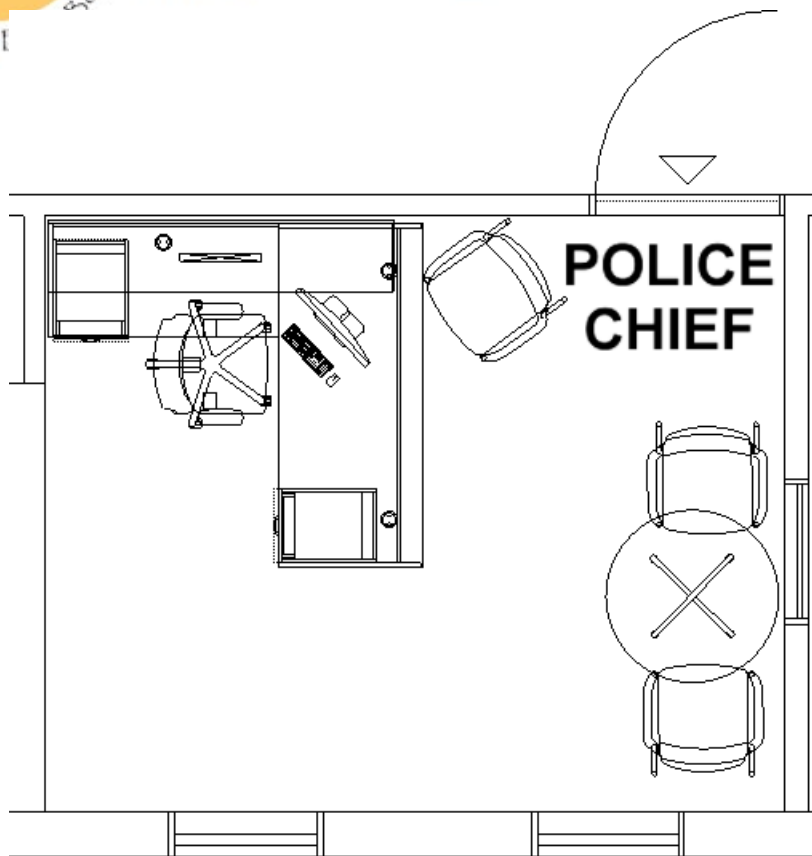




The Town of
Edisto Beach

2nd Floor Fire and Police

Police Chief's Office

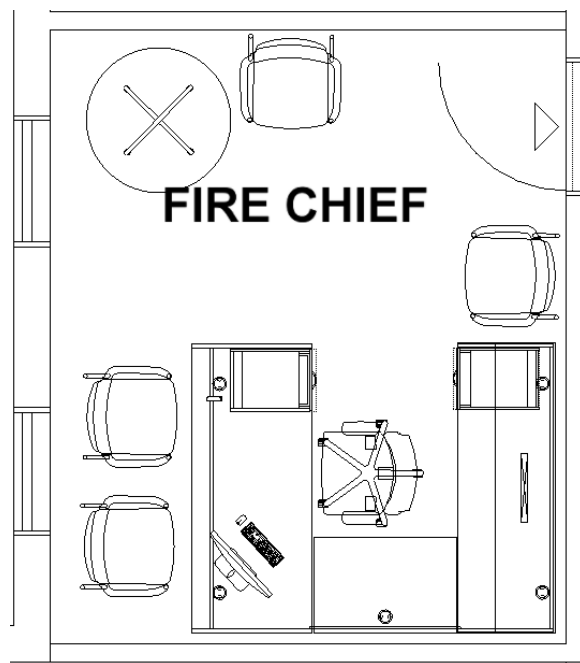




The Town of
Edisto Beach

2nd Floor Fire and Police

Fire Chief's Office

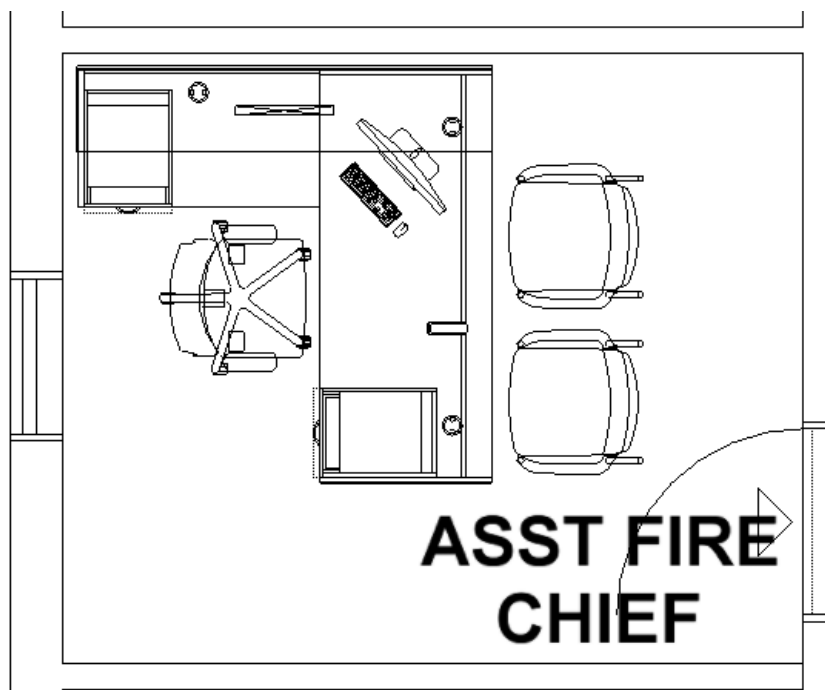




The Town of
Edisto Beach

2nd Floor Fire and Police

Asst Fire Chief's Office

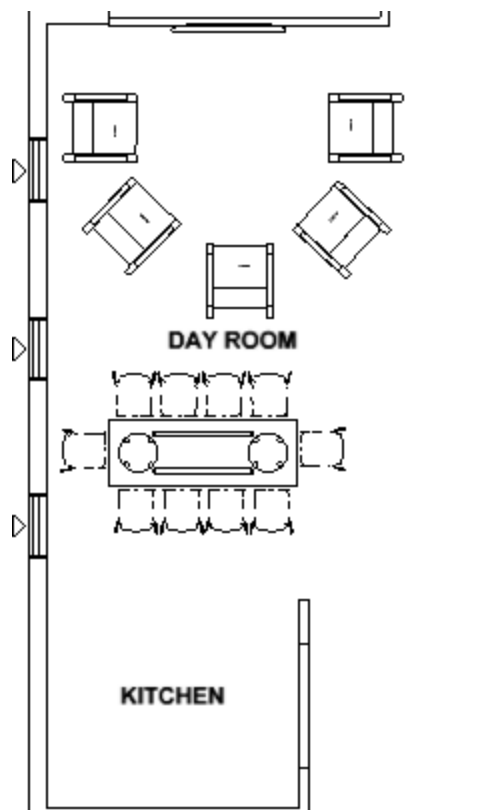




The Town of
Edisto Beach

2nd Floor Fire and Police

Kitchen Day Area

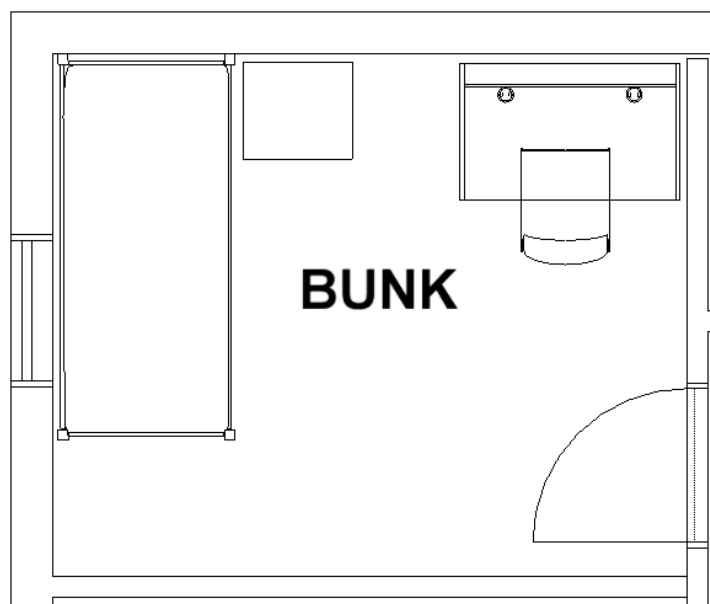




The Town of
Edisto Beach

2nd Floor Fire and Police

Bunk Room Typical



Item	Part Description	Qty	Sell	Ext Sell
1	Town Hall Lobby	1	\$ 5,136.47	\$ 5,136.47
2	Town Hall Council Chambers	1	\$ 56,783.08	\$ 56,783.08
3	Town Hall Executive Session Chambers	1	\$ 7,085.31	\$ 7,085.31
4	Town Hall Soft Interview Breakout Room	1	\$ 5,619.44	\$ 5,619.44
5	Town Hall Special Projects Coordinator, Court Clerk, Flex Offices	3	\$ 1,513.02	\$ 4,539.06
6	Town Hall Permit Inspection Work Area	1	\$ 7,707.26	\$ 7,707.26
7	Town Hall Break Room	1	\$ 1,206.34	\$ 1,206.34
8	Town Hall Building Codes Admin	1	\$ 984.97	\$ 984.97
9	Town Hall Mayor's Office	1	\$ 2,600.96	\$ 2,600.96
10	Town Hall Admin	1	\$ 3,333.05	\$ 3,333.05
11	Town Hall Municipal Clerk	1	\$ 1,887.10	\$ 1,887.10
12	Town Hall Conference Room	1	\$ 4,573.56	\$ 4,573.56
13	Town Hall Records	1	\$ 2,675.07	\$ 2,675.07
14	Town Hall EOC and Training Room	1	\$ 11,238.88	\$ 11,238.88
15	Town Hall Finance Budget Analyst	1	\$ 1,111.82	\$ 1,111.82
16	Town Hall Asst Admin	1	\$ 1,923.91	\$ 1,923.91
17	Town Hall Admin Task Seating	1	\$ 1,543.30	\$ 1,543.30
18	Fire & Police 1st Floor Lobby/Lookout	1	\$ 1,260.06	\$ 1,260.06
19	Fire & Police 1st Floor Interview Room	1	\$ 755.88	\$ 755.88
20	Fire & Police 1st Floor Storage/Decon	1	\$ 4,863.00	\$ 4,863.00
21	Fire & Police 2nd Floor Public Waiting	1	\$ 586.60	\$ 586.60
22	Fire & Rescue 2nd Floor Locker Room	1	\$ 29,724.50	\$ 29,724.50
23	Fire & Police 2nd Floor Evidence Storage/Records	1	\$ 6,110.50	\$ 6,110.50
24	Fire & Police 2nd Floor Patrol Workroom	1	\$ 1,682.65	\$ 1,682.65
25	Fire & Police 2nd Floor Police Supervisor's Office	1	\$ 1,513.02	\$ 1,513.02
26	Fire & Police 2nd Floor Police Chief's Office	1	\$ 1,830.96	\$ 1,830.96
27	Fire & Police 2nd Floor Fire Chief's Office	1	\$ 2,078.61	\$ 2,078.61
28	Fire & Police 2nd Floor Asst Fire Chief's Office	1	\$ 1,513.02	\$ 1,513.02
29	Fire & Police 2nd Floor Kitchen Day Room	1	\$ 11,416.74	\$ 11,416.74

Item	Part Description	Qty	Sell	Ext Sell
30	Fire & Police 2nd Floor Bunk Rooms	1	\$ 6,696.06	\$ 6,696.06
sub	Subtotal			\$ 189,981.18
31	INSTALLATION Installation estimate based on current layout dated 9/22/21. Pricing may fluctuate depending on what add'tl furniture is purchased. Installation during Normal Working Hours. Elevator Access if needed & No Stair Carry.	1	\$ 27,750.00	\$ 27,750.00
32	2021-2022 Price Increase Contingency	1	\$ 20,000.00	\$ 20,000.00
	Grand Total			\$ 237,731.18