

MEDINA JUSTICE CENTER
NEW ADDITION & RENOVATION r4
CONCEPTUAL ESTIMATE
Medina, Ohio



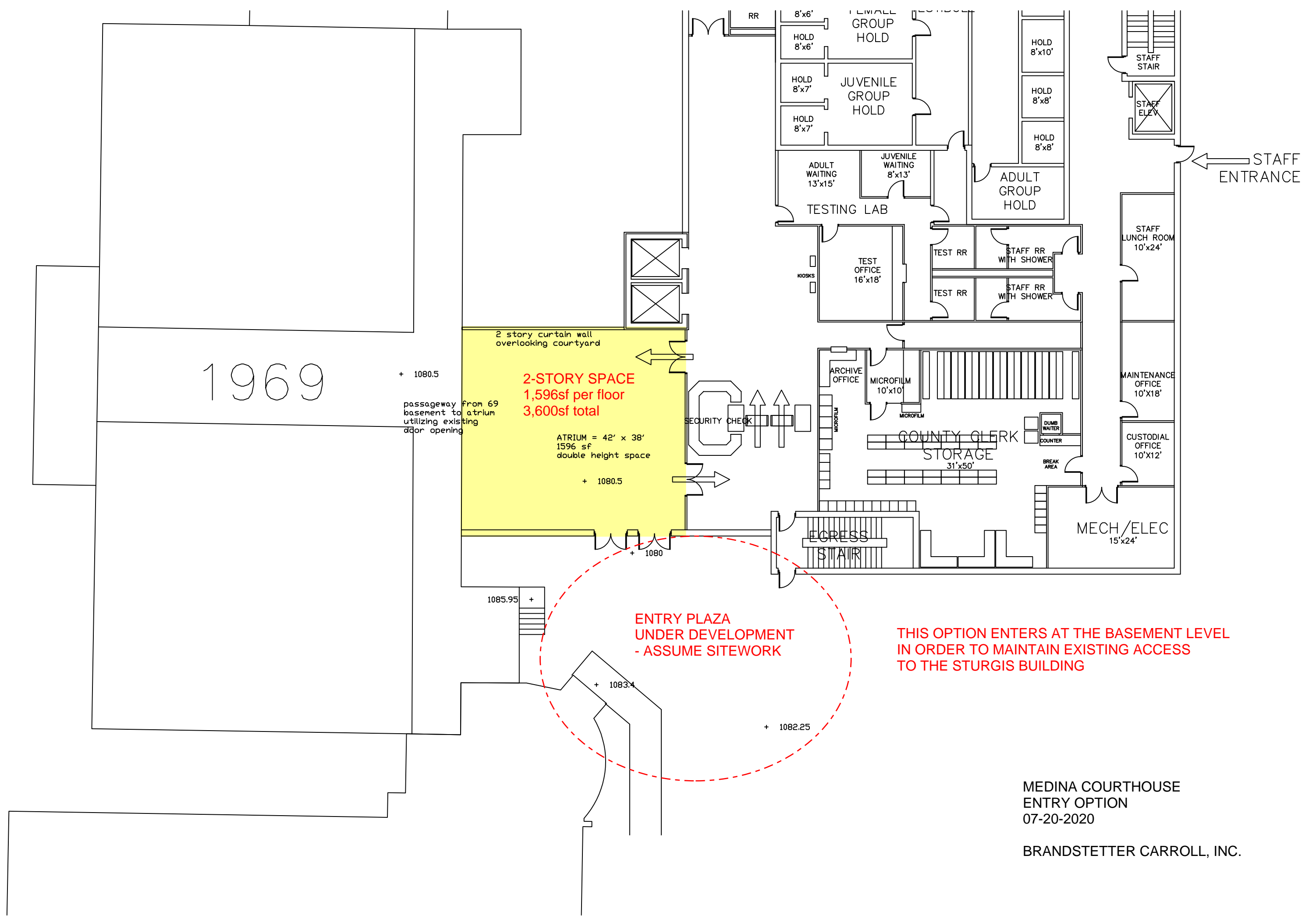
ESTIMATE SUMMARY - 05-29-2020 Drawings

June 1, 2020

BP Description	GSF ==>	SITE WORK & DEMOLITION		NEW ADDITION		EXISTING RENOVATION		NEW CONNECTOR		TOTAL	
		128,478		107,392		21,086		1,596		128,478	
A-10 Foundations / SOG / Pits		0.00		685,496	6.38	0.00		46,994	29.44	732,490	5.70
B-10 Superstructure		0.00		4,453,419	41.47	0.00		81,119	50.83	4,534,538	35.29
B-20 Exterior Closure		0.00		3,240,199	30.17	0.00		182,835	114.56	3,423,034	26.64
B-30 Roofing		0.00		877,996	8.18	0.00		49,416	30.96	927,412	7.22
C-10 Interior Construction		0.00		2,745,360	25.56	450,591	21.37	29,351	18.39	3,225,302	25.10
C-20 Stairways		0.00		360,660	3.36	12,750	0.60	0	0.00	373,410	2.91
C-30 Interior Finishes		0.00		2,146,132	19.98	427,709	20.28	74,620	46.75	2,648,461	20.61
D-10 Conveying		0.00		1,050,000	9.78	0.00		0	0.00	1,050,000	8.17
D-20 Plumbing		0.00		1,049,924	9.78	182,525	8.66	16,700	10.46	1,249,149	9.72
D-30 HVAC		0.00		3,693,560	34.39	550,345	26.10	54,886	34.39	4,298,791	33.46
D-40 Fire Protection		0.00		420,890	3.92	84,344	4.00	7,182	4.50	512,416	3.99
D-50 Electrical and Lighting		0.00		2,857,023	26.60	553,426	26.25	43,252	27.10	3,453,701	26.88
D-60 Technology		0.00		1,223,263	11.39	261,464	12.40	18,354	11.50	1,503,081	11.70
E-10 Equipment		0.00		1,218,274	11.34	134,572	6.38	0	0.00	1,352,846	10.53
E-20 Furnishings		0.00		226,818	2.11	0	0.00	0	0.00	226,818	1.77
F-20 Selective Demolition		0.00		0.00	0.00	590,408	28.00	10,000	6.27	600,408	4.67
F-30 ADA Ramp West Side of 1969 Bldg		0.00		EXCLUDED	0.00	EXCLUDED	0.00	EXCLUDED	0.00	EXCLUDED	0.00
H-10 Site Requirements		87,500	0.68	1,244,326	11.59	70,380	3.34	25,718	16.11	1,427,924	11.11
Subcontractor Default Insur.	1.20%	26,946	0.21	329,920	3.07	39,822	1.89	(1,235)	-0.77	395,453	3.08
SUBTOTAL		114,446	0.89	27,823,260	259.08	3,358,336	159.27	639,192	400.50	31,935,234	248.57
G-10 Site Work											
Site Prep / Earthwork / SWPPP		215,206	1.68	0	0.00	0	0.00	0	0.00	215,206	1.68
Site Improvements		386,608	3.01	0	0.00	0	0.00	(125,750)	-78.79	260,858	2.03
Site Mechanical Utilities		187,800	1.46	0	0.00	0	0.00	0	0.00	187,800	1.46
Site Electrical Utilities		43,450	0.34	0	0.00	0	0.00	0	0.00	43,450	0.34
Total Site Work		833,064	6.48	0	0.00	0	0.00	(125,750)	-78.79	707,314	5.51
F-10 Building Demolition		213,148	1.66	0	0.00	0	0.00	(213,148)	-133.55	0	0.00
F-20 Abatement		278,732	2.17	0	0.00	0	0.00	(278,732)	-174.64	0	0.00
Loose Furnishings		EXCLUDED		EXCLUDED		EXCLUDED		EXCLUDED		EXCLUDED	
SUBTOTAL DIRECT COSTS		1,439,390	11.20	27,823,260	259.08	3,358,336	159.27	21,562	13.51	32,642,548	254.07
LEED		EXCLUDED		EXCLUDED		EXCLUDED		EXCLUDED		EXCLUDED	
Escalation	3.90%	56,154	0.44	1,085,455	10.11	131,017	6.21	841	0.53	1,273,467	9.91
Contingency -Design	3.00%	44,866	0.35	867,261	8.08	104,681	4.96	672	0.42	1,017,480	7.92
Building Permit	0.00%	936	0.01	18,099	0.17	2,185	0.10	14	0.01	21,234	0.17
SUBTOTAL CONSTRUCTION		1,541,347	12.00	29,794,075	277.43	3,596,218	170.55	23,089	14.47	34,954,730	272.07
Gilbane Services											
Construction Contingency	2.00%	30,827	0.24	595,882	5.55	71,924	3.41	462	0.29	699,095	5.44
Staff & G.C.'s (\$62,712 / mo)		55,306	0.43	1,069,063	9.95	129,039	6.12	0	0.00	1,254,236	9.76
P&P Insurance	0.60%	10,102	0.08	195,277	1.82	23,570	1.12	151	0.09	229,101	1.78
G&L Insurance	1.00%	16,837	0.13	325,462	3.03	39,284	1.86	252	0.16	381,836	2.97
Fee	1.35%	22,730	0.18	439,374	4.09	53,034	2.52	340	0.21	515,478	4.01
Precon		6,575	0.05	127,087	1.18	15,340	0.73	0	0.00	149,100	1.16
TOTAL CONSTRUCTION		1,683,725	13.11	32,546,220	303.06	3,928,409	186.30	24,295	15.22	38,183,576	297.20

OWNER COSTS / SOFT COSTS - EXCLUDED (By Owner)	BUDGET ==>	BUDGET ==>	38,000,000
	VARIANCE ==>	VARIANCE ==>	183,576 0.48%

MUNICIPAL COURT COSTS ==>	COUNTY COURT COSTS ==>	7,636,715	20.00%
AL COURT COSTS ==>	NTY COURT COSTS ==>	30,546,861	80.00%



MEDINA COURTHOUSE
 ENTRY OPTION
 07-20-2020

BRANDSTETTER CARROLL, INC.

**MEDINA JUSTICE CENTER
ENTRY OPTION
ORDER OF MAGNITUDE ESTIMATE**

Project name	MEDINA JUSTICE CENTER - Entry Option MEDINA OH
Client	Medina County & Medina Municipal
Architect	Brandstetter Carroll, Inc
Document	Drawing Dated 07-20-2020
Job size	1596 GSF

Location	UnFmt Iv-2	UnFmt Iv-3	Description	Quantity	Unit Cost	Total	Notes
A. Sitework							
	F-20		BUILDING DEMOLITION				
		F2010	Building Demolition				
			DEDUCT - Demo Existing 1969 Courthouse	(32,792) sf	6.50 /sf	(213,148)	
			DEDUCT - Abatement Allowance	(32,792) sf	8.50 /sf	<u>(278,732)</u>	
			<i>F2010 Building Demolition</i>		/SF	<i>(491,880)</i>	
			F-20 BUILDING DEMOLITION		/GSF	(491,880)	
	G-10		SITE PREPARATION				
		G1050	Site Earthwork				
			<i>Excavation/ Underpinning/ Etc</i>	EXCL	/EXCL		
	G-20		SITE IMPROVEMENTS				
		G2050	Pedestrian Paving				
			Add'l Earthwork and Ped Pavement	1 ls	50,000.00 /ls	<u>50,000</u>	
			<i>G2050 Pedestrian Paving</i>		/GSF	<i>50,000</i>	
		G2090	Site Furnishings				
			DEDUCT - Site Plaza / Features Allowance	(17,575) sf	10.00 /sf	(175,750)	
			Earthwork, ADA work, Site Improvements - west of 1969 building	EXCL	/EXCL		
			<i>G2090 Site Furnishings</i>		/GSF	<i>(175,750)</i>	
			G-20 SITE IMPROVEMENTS		/GSF	(125,750)	
			A. Sitework		/GSF	(617,630)	

Location	UnFmt Iv-2	UnFmt Iv-3	Description	Quantity	Unit Cost	Total	Notes
B. ADDITION							
A-10 FOUNDATIONS							
	A1010		Standard Foundations				
			Spread Footing, 11' Sq x 18" Ht	30 cy	550.00 /cy	16,500	
			Continuous Footing, 36" x 18"	14 cy	550.00 /cy	7,700	
			Foundation Drain	84 lf	12.00 /lf	1,008	
			Base Plates and Anchor Bolts	4 ea	225.00 /ea	900	
			<i>A1010 Standard Foundations</i>	1,596 GSF	16.36 /GSF	26,108	
	A1030		Slab on Grade				
			4" Slab on Grade w/ 4" Thick Agg Base	1,596 sf	4.85 /sf	7,741	
			Saw Cut Slab Concrete - Control Joints	1,596 sf	0.15 /sf	239	
			Rigid Insulation 2"	336 sf	2.25 /sf	756	
			<i>A1030 Slab on Grade</i>	1,596 GSF	5.47 /GSF	8,736	
	A1040		Basement & Pits				
			CIP Concrete Perimeter Walls, 16" Thick	9 cy	1,350.00 /cy	12,150	
			Waterproofing Perimeter Walls		EXCL	/EXCL	
			<i>A1040 Basement & Pits</i>	1,596 GSF	7.61 /GSF	12,150	
			A-10 FOUNDATIONS	1,596 GSF	29.45 /GSF	46,994	
B-10 SUPERSTRUCTURE							
	B1010		Floor & Roof Construction				
			Structural Steel W Shapes and Beams (12#/ GSF)	10 tons	3,750.00 /tons	37,500	
			Misc Angles/ Channels/ Bracing/ Etc - 20%		INCL	/INCL	
			1-1/2" Metal Roof Deck	1,596 sf	2.65 /sf	4,229	
			Fireproofing - Spray Application 2"	1,596 sf	2.50 /sf	3,990	
			Fireproofing - Spray Application 2" - Patching 10%	160 sf	2.50 /sf	400	
			Intumescent Paint - EXCLUDED		EXCL	/EXCL	
			Entry Canopy System	1 allw	35,000.00 /allw	35,000	
			<i>B1010 Floor & Roof Construction</i>	1,596 GSF	50.83 /GSF	81,119	
			B-10 SUPERSTRUCTURE	1,596 GSF	50.83 /GSF	81,119	
B-20 EXTERIOR CLOSURE							
	B2010		Opaque Wall Construction				
			Brick Veneer	1,000 sf	36.00 /sf	36,000	
			Cast Stone Trim / Features		EXCL	/EXCL	
			6" metal Studs, 16" o/c w/ 5/8" Sheathing/ 5/8" Gyp Brd, Rigid Insul	1,000 sf	14.50 /sf	14,500	
			Lintels for masonry	1 alw	2,000.00 /alw	2,000	
			Facade Cleanup, Misc.	1,000 sf	1.00 /sf	1,000	
			Exterior Caulking	1,000 sf	0.50 /sf	500	
			Air and water barrier	1,000 sf	5.50 /sf	5,500	
			<i>B2010 Opaque Wall Construction</i>	1,596 GSF	37.28 /GSF	59,500	
	B2020		Exterior Glazing Systems				
			Curtain Wall	1,050 sf	78.00 /sf	81,900	
			Storefront	305 sf	65.00 /sf	19,825	
			Caulking & Sealants	1,355 sf	0.45 /sf	610	
			<i>B2020 Exterior Glazing Systems</i>	1,596 GSF	64.12 /GSF	102,335	
	B2030		Exterior Door Systems				
			ADA Operator	1 ea	5,000.00 /ea	5,000	
			Alum. Dbl 6' x 8' Ht Doors/Frames/ Hardware	2 pr	8,000.00 /pr	16,000	
			<i>B2030 Exterior Door Systems</i>	1,596 GSF	13.16 /GSF	21,000	
			B-20 EXTERIOR CLOSURE	1,596 GSF	114.56 /GSF	182,835	
B-30 ROOFING							
	B3010		Roofing Systems				
			Fully Adheredd EPDM Roof Membrane w/Insul	1,596 sf	16.00 /sf	25,536	
			Membrane up & over parapet	428 sf	3.00 /sf	1,284	
			Tapered Insulation - 15%	240 sf	3.50 /sf	840	
			Wood Blocking	84 lf	20.00 /lf	1,680	
			Coping - Cast Stone, 8" thick	42 lf	150.00 /lf	6,300	
			Coping / Cornice - Allowance	42 lf	300.00 /lf	12,600	
			Coping - AL	42 lf	28.00 /lf	1,176	
			<i>B3010 Roofing Systems</i>	1,596 GSF	30.96 /GSF	49,416	
			B-30 ROOFING	1,596 GSF	30.96 /GSF	49,416	
C-10 INTERIOR CONSTRUCTION							
	C1010		Partitions				
			3-5/8 Mit Std, DBL GWB 1S, Batt - Add'l 1HR Fire Rating @ 1969	963 sf	9.00 /sf	8,667	
			Wood Blocking	963 sf	0.35 /sf	337	
			Caulking - Drywall Partition	963 sf	0.20 /sf	193	
			<i>C1010 Partitions</i>	1,596 GSF	5.76 /GSF	9,197	
	C1020		Doors / Frames / Hardware				
			DR/ FR/ HDWR - Dbl - in Base Estimate		EXCL	/EXCL	
			<i>C1020 Doors / Frames / Hardware</i>	1,596 GSF	/GSF		

Location	UnFmt Iv-2	UnFmt Iv-3	Description	Quantity	Unit Cost	Total	Notes
			C1030 Interior Glazing Systems				
			Interior Storefront Allowance @ 1969 Building	150 sf	50.00 /sf	7,500	
			<i>C1030 Interior Glazing Systems</i>	1,596 GSF	4.70 /GSF	7,500	
			C1040 Misc & Ornamental Metals				
			Misc Metals	1,596 gsf	1.00 /gsf	1,596	
			Expansion Joint Assembly	132 lf	55.00 /lf	7,260	
			<i>C1040 Misc & Ornamental Metals</i>	1,596 GSF	5.55 /GSF	8,856	
			C1050 Specialties				
			Interior Signage	1,596 sf	0.50 /sf	798	
			Building Directory	1 ea	3,000.00 /ea	3,000	
			<i>C1050 Specialties</i>	1,596 GSF	2.38 /GSF	3,798	
			C-10 INTERIOR CONSTRUCTION	1,596 GSF	18.39 /GSF	29,351	
C-30			INTERIOR FINISHES				
			C3010 Wall Finishes				
			Paint Walls - CMU / Drywall	4,050 sf	1.00 /sf	4,050	
			Misc Upgraded Wall Finishes	EXCL	/EXCL		
			<i>C3010 Wall Finishes</i>	1,596 GSF	2.54 /GSF	4,050	
			C3020 Floor Finishes				
			Terrazzo	1,596 sf	28.00 /sf	44,688	
			<i>C3020 Floor Finishes</i>	1,596 GSF	28.00 /GSF	44,688	
			C3030 Base Finishes				
			Terrazzo Base	160 lf	12.00 /lf	1,920	
			<i>C3030 Base Finishes</i>	1,596 GSF	1.20 /GSF	1,920	
			C3040 Ceiling Finishes				
			Gyp Brd Ceilings - painted	1,596 sf	9.50 /sf	15,162	
			GYP Bulkhead - painted	160 lf	55.00 /lf	8,800	
			<i>C3040 Ceiling Finishes</i>	1,596 GSF	15.01 /GSF	23,962	
			C-30 INTERIOR FINISHES	1,596 GSF	46.75 /GSF	74,620	
D-10			CONVEYING SYSTEMS				
			D1010 Elevators & Lifts				
			Elevator	EXCL	/EXCL		
			<i>D1010 Elevators & Lifts</i>	1,596 GSF	/GSF		
			D-10 CONVEYING SYSTEMS	1,596 GSF	/GSF		
D-20			PLUMBING SYSTEMS				
			D2040 Rain Water Drainage				
			Aboveground/ Underground Storm Piping - Assumed Qty	200 lf	75.00 /lf	15,000	
			Roof/ Overflow Drains	2 ea	850.00 /ea	1,700	
			<i>D2040 Rain Water Drainage</i>	1,596 GSF	10.46 /GSF	16,700	
			D-20 PLUMBING SYSTEMS	1,596 GSF	10.46 /GSF	16,700	
D-30			HVAC SYSTEMS				
			D3020 Heat Generating Systems				
			HVAC System	1,596 sf	34.39 /sf	54,886	
			<i>D3020 Heat Generating Systems</i>	1,596 GSF	34.39 /GSF	54,886	
			D-30 HVAC SYSTEMS	1,596 GSF	34.39 /GSF	54,886	
D-40			FIRE PROTECTION SYSTEMS				
			D4010 Fire Protection Sprinklers Systems				
			Sprinklers - wet systems	1,596 sf	4.50 /sf	7,182	
			<i>D4010 Fire Protection Sprinklers Systems</i>	1,596 GSF	4.50 /GSF	7,182	
			D-40 FIRE PROTECTION SYSTEMS	1,596 GSF	4.50 /GSF	7,182	
D-50			ELECTRICAL SYSTEMS				
			D16000.0 Large Power & Distribution				
			40				
			Switchboard, XMFR, Generator, Panels, Feeders	1,596 sf	8.00 /sf	12,768	
			<i>D16000.040 Large Power & Distribution</i>	1,596 GSF	8.00 /GSF	12,768	
			D16000.1 Mechanical Equipment Connections				
			30				
			Mechanical Connections	1,596 sf	1.50 /sf	2,394	
			<i>D16000.130 Mechanical Equipment Connections</i>	1,596 GSF	1.50 /GSF	2,394	
			D16000.1 Small Power Devices & Wiring				
			50				
			Receptacles, BCW	1,596 sf	3.25 /sf	5,187	

Location	UnFmt Iv-2	UnFmt Iv-3	Description	Quantity	Unit Cost	Total	Notes
			<i>D16000.150 Small Power Devices & Wiring</i>	1,596 GSF	3.25 /GSF	5,187	
			D16000.1 Light Fixtures				
		60	Light Fixtures, Controls, BCW	1,596 sf	10.00 /sf	15,960	
			<i>D16000.160 Light Fixtures</i>	1,596 GSF	10.00 /GSF	15,960	
			D16000.1 Fire Alarm System				
		80	Fire Alarm Devices, Pathway, Cabling	1,596 sf	2.00 /sf	3,192	
			DAS System	1,596 sf	1.00 /sf	1,596	
			<i>D16000.180 Fire Alarm System</i>	1,596 GSF	3.00 /GSF	4,788	
			D16000.3 Miscellaneous Electrical Items				
		50	Grounding	1,596 sf	0.35 /sf	559	
			Temporary Light and Power	1,596 sf	0.55 /sf	878	
			Lightning Protection	1,596 sf	0.45 /sf	718	
			<i>D16000.350 Miscellaneous Electrical Items</i>	1,596 GSF	1.35 /GSF	2,155	
			D-50 ELECTRICAL SYSTEMS	1,596 GSF	27.10 /GSF	43,252	
D-60			TECHNOLOGY				
			D16000.2 Tel / Data System				
		30	Tele/ Data System	1,596 sf	5.00 /sf	7,980	
			<i>D16000.230 Tel / Data System</i>	1,596 GSF	5.00 /GSF	7,980	
			D16000.2 Public Address System				
		40	Public Address System	1,596 sf	1.75 /sf	2,793	
			<i>D16000.240 Public Address System</i>	1,596 GSF	1.75 /GSF	2,793	
			D16000.2 Security				
		70	Security/ Access Control System	1,596 sf	2.75 /sf	4,389	
			<i>D16000.270 Security</i>	1,596 GSF	2.75 /GSF	4,389	
			D16000.3 Audio / Visual System				
		20	A/V System	1,596 sf	2.00 /sf	3,192	
			<i>D16000.320 Audio / Visual System</i>	1,596 GSF	2.00 /GSF	3,192	
			D-60 TECHNOLOGY	1,596 GSF	11.50 /GSF	18,354	
E-20			FURNISHINGS				
		E2010	Blinds & Other Window Treatments				
			<i>Roller Shades - Manual</i>	EXCL	/EXCL		
			<i>Roller Shades - Motorized</i>	EXCL	/EXCL		
			<i>E2010 Blinds & Other Window Treatments</i>	1,596 GSF	/GSF		
			E-20 FURNISHINGS	1,596 GSF	/GSF		
F-20			BUILDING DEMOLITION				
		F2020	Selective Building Demolition				
			Demo 1969 Portico & Connection to New	1 ls	10,000.00 /ls	10,000	
			<i>F2020 Selective Building Demolition</i>	1,596 GSF	6.27 /GSF	10,000	
			F-20 BUILDING DEMOLITION	1,596 GSF	6.27 /GSF	10,000	
H-10			SITE SERVICES				
		H1010	Site Services				
			Site Services	1 ls	25,000.00 /ls	25,000	
			Final Cleaning of Building	1,596 sf	0.45 /sf	718	
			<i>H1010 Site Services</i>	1,596 GSF	16.11 /GSF	25,718	
			H-10 SITE SERVICES	1,596 GSF	16.11 /GSF	25,718	
			B. ADDITION	1,596 GSF	401.27 /GSF	640,427	