

MEMORANDUM

MEMORANDUM INFORMATION

Date of Issuance: 06 December 2021
Issued By: Josh Thompson
Regarding: Montague HVAC Cost Breakdown **PSA Project No:** 8681

DISTRIBUTION

Mr. John Nittolo **William Bannister**
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REMARKS

This memo is being issued to analyze the bids received for the Montague Township School HVAC Upgrade project against the previously established budget. This memo can then be used to prioritize future bidding and construction activities.

Based on the lowest responsible bid of **\$2,343,000.00**, we divided the scope into six (6) school areas. Each item includes a description of HVAC equipment and cost estimate and is identified in the attached sketch. Budgeted amounts (in parenthesis) reflect the breakdown as provided in the State Application which was established in October 2020:

Classroom Unit Ventilators: ±\$1,268,000.00 (Budgeted \$840,000)

Scope includes, but is not limited to, removal and replacement of (28) unit ventilators, replacement of (28) exterior fresh air ventilation grille, replacement of masonry lintels as required, replacement of bookcases where applicable, and refinishing and affected surfaces to a “like new” appearance. Unit ventilators include fresh air and heating elements only; cooling to be provided under separate section. GPS Ionization technology to be included in new units.

Classroom - Condensers: ±\$280,000.00 (Budgeted – included in original UV cost estimate)

Scope includes, but is not limited to, providing (28) new rooftop condensing units to be tied into the classroom unit ventilators, new reinforcing structure under all condensers, provide new metal chases to conceal all wiring/piping to units, modification of existing ceiling grid and panel system to accommodate new work. New condensers will provide cooling to the classrooms. Electrical service upgrade required to complete this work. (This cost is included in the classroom Unit Ventilator cost. It is shown here as a value engineering tool. Condensers can be added at a later date, if the budget cannot support installing them as part of this project).

Gymnasium - Roof Top Units: ±\$500,000.00 (Budgeted \$300,000)

Scope includes, but is not limited to, removal of (4) exhaust fans on the roof, replacement with (2) Roof Top Units, removal and replacement of all associated ductwork to accommodate new system, reinforcing steel under all new rooftop units, removal and replacement of entire ceiling grid and panel system with all existing ceiling mounted items to be relocated into new grid. RTU’s will provide fresh air, heating, and cooling for this space. GPS Ionization technology to be included in new units.

Gymnasium/Building & Grounds Offices - VRF System: ±\$25,000.00 (Not in Original Budget)

Scope includes, but is not limited to, providing (1) new Heat Pump, (2) new split system air handling units and all associated wiring/piping and reinforcing steel under all new rooftop units. New split system air handling units will provide fresh air, heating, and cooling for this space. GPS Ionization technology to be included in new units.



Cafeteria - Roof Top Unit: ±\$200,000.00 (Budgeted as (2) Unit Ventilators \$60,000)

Scope includes, but is not limited to, removal of (1) exhaust fan on the roof, replacement with (1) Roof Top Unit, new ductwork to accommodate new system, reinforcing steel under all new rooftop units, removal and replacement of entire ceiling panels system with new; grid to remain and be repainted. All existing ceiling mounted items to be relocated into new grid. RTU will provide fresh air, heating, and cooling for this space. GPS Ionization technology to be included in new units.

(continued)

BOE Offices, Nurse, Security, and SGI - VRF System: ±\$200,000.00 (Budgeted as \$65,000 + (2) UV's \$60,000)

Scope includes, but is not limited to, removing all existing unit ventilators & window air conditioning units, providing (1) new Heat Pump, (1) new Energy Recovery Unit, (12) new Cassette Units and all associated wiring/piping and ductwork, new reinforcing steel under all new rooftop units, provide new soffits where required and new panels for the ceiling grid system, existing grid to remain. All affected surfaces to be refinished to a "like new" appearance. New Air Handling Units will provide fresh air, heating, and cooling for these spaces. GPS Ionization technology to be included in new units.

Electrical Upgrade: ±\$150,000.00 (Budgeted \$125,000)

Scope includes, but is not limited to, providing (1) new pad mounted transformer, (1) new electrical meter, (1) new exterior feeder panel to existing MDP cabinet, all associated trenching & reconstructing exterior driveway to be included with this scope.

Due to escalation & inflation, coupled with supply chain issues, we have been experiencing increasing costs on a month-to-month basis. Our team estimates that the equipment costs have been and will continue to increase by ±\$20,000.00 per month through the bidding season.

This list of scope areas corresponds to a scope diagram that has been provided as an attachment. If you have any questions or further clarifications, please feel free to reach us at our office at any time.

Regards,
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By: Joshua Thompson, AIA | Associate

Enclosure: HVAC Scope Diagram