COMMONWEALTH of VIRGINIA

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Department of Corrections

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October 15, 2026

The Honorable Mark D. Sickles
Secretary of Finance
1111 East Broad Street
Richmond, Virginia 23219

Mr. Michael Maul
Director, Department of Planning and Budget
1111 East Broad Street
Richmond, Virginia 23219

Ms. Banci Tewolde
Director, Department of General Services
1100 Bank Street, Suite 420
Richmond, Virginia 23219

Anne E. Oman, Staff Director
House Appropriations Committee
201 North 9th Street, 12th Floor
Richmond, Virginia 23219

April Kees, Director
Senate Finance and Appropriations Committee
201 North 9th Street, 13th Floor
Richmond, Virginia 23219

Dear Secretary Sickles and Directors Maul, Tewolde, Oman, and Kees,

Pursuant to the language in the General Assembly's 2026 Chapter 725 Appropriations Act, please find attached the report in accordance with item C-18.10.

To support the Department's assessment, an outside architectural and engineering firm was contracted to conduct an independent evaluation of the identified facilities and their needs.

The report details the Department's plan to utilize the allocated capital outlay funding to first complete critical heating, ventilation, and air conditioning (HVAC) improvements at Nottoway Correctional Center, followed by necessary heating, ventilation, and air conditioning upgrades at secondary correctional facilities. As required, this plan provides a full project description, targeted locations, and total cost estimates for each facility upgrade.

Specifically, the report provides the Department's assessment of Nottoway Correctional Center, Buckingham Correctional Center, and Deerfield Men's Work Center HVAC needs, including the facilities identified for funding and the anticipated use of maintenance reserve resources.

In summary, completing the housing unit HVAC improvements at Nottoway and Buckingham Correctional Centers will cost an estimated $55,082,188.94. The Department intends to bridge the gap by supplementing the allocated $40 million in capital funding with maintenance reserve funding. However, this primary estimate only covers housing units; installing or replacing climate systems in the remaining facility buildings would require an additional $54,172,609.20. Given the Department's urgent maintenance needs across all other statewide facilities, maintaining sufficient baseline funding levels remains critical to operational safety.

The facilities that will remain in need of HVAC installation are:
Appalachian Community Corrections Alternative Programs
Bland Correctional Center
Caroline Correctional Unit
Cold Springs Correctional Unit
Deerfield Men's Work Center
Harrisonburg Community Corrections Alternative Programs
Rustburg Correctional Unit

The Department of Corrections will continue to evaluate these remaining needs and prioritize future HVAC improvements as funding becomes available. The Department recognizes the importance of maintaining reliable heating, ventilation, and air-conditioning systems throughout its facilities and will continue to use available resources strategically to address these needs.

Should you have any questions regarding the enclosed, please do not hesitate to contact me.

Sincerely,

Joseph W. Walters
Director

VIRGINIA DEPARTMENT OF CORRECTIONS

Correctional Centers Facility Condition Assessment and Cost Estimate

Building Envelope, HVAC, and Electrical Systems

Nottoway Correctional Center
Buckingham Correctional Center
Deerfield Correctional Center

October 2026

PACE Project 26226

1277 PERIMETER PARKWAY - VIRGINIA BEACH, VA - 23454 - 757-499-7223
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Purpose and Summary

PACE was contracted to assess the building envelope, exterior security door and window assemblies, mechanical systems, and electrical systems at Nottoway, Buckingham, and Deerfield Correctional Centers and to develop corrective recommendations for the identified deficiencies. The primary objective is to establish the improvements necessary to provide adequate heating, ventilation, and air conditioning within the housing units, as well as the replacement or improvement of existing HVAC systems serving support areas and other buildings throughout the facilities. Consistent with the funding appropriation, available funding is to be applied first to the necessary HVAC improvements at Nottoway Correctional Center, with the remaining balance used for similar improvements at Buckingham, Deerfield, and other facilities identified in the Department of Corrections capital implementation plan.

Across the three institutions, the assessments identified areas of water infiltration that have contributed to the deterioration of exterior security doors, windows, frames, sealants, and adjacent building-envelope components; aging or unreliable mechanical and ventilation systems; and electrical distribution equipment requiring replacement or modification to support the proposed HVAC improvements. These conditions are a high priority because inadequate heating, ventilation, and cooling, unplanned equipment outages, and deterioration of security-related components may adversely affect occupant health, life safety, facility security, and continued operations.

The combined report recommends prioritizing HVAC improvements within the housing units, together with the supporting electrical, building-envelope, exterior security door, and window improvements necessary to provide secure, reliable, and maintainable systems and extend the useful life of each facility. Institution-specific findings, plans, photographic documentation, and cost-estimate sections are organized under Tabs A through C.

The mechanical and electrical loads presented in this assessment are preliminary and are intended for planning and budgeting purposes only. Before final design, detailed mechanical and electrical load studies shall be performed, including field verification, equipment inventories, operating-condition evaluations, electrical metering where applicable, and updated load calculations. Final equipment capacities, electrical service requirements, distribution-system modifications, and other design criteria shall be based on the results of these studies.

The correctional centers are expected to remain occupied and operational during construction. Only the specific buildings, housing units, rooms, or other areas directly affected by the work will be temporarily vacated or restricted as required by the approved construction phasing plan. The Department of Corrections also intends to perform separate construction using Maintenance Reserve funding while the applicable work areas are unoccupied. This separate work is anticipated to include access controls, closed-circuit television, low-voltage systems, selective lighting, interior and exterior door improvements, plumbing work, and roof repairs or replacement. Except for the exterior security door and window work specifically addressed in the assessments, these improvements are outside the scope of this report and should be coordinated with the proposed work so the projects can proceed concurrently, maintain facility operations, and avoid construction conflicts.

Tab A Nottoway Correctional Center

Facility Condition Assessment

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Building Envelope Assessment

Institution Constructed in 1985

Housing Units - Buildings A, B, C, D / N, O Assessment

Exterior Door and Window Assessment

The exterior windows, security frames, doors, and associated assemblies original to the building serving the housing units exhibit extensive deterioration and are in poor overall condition. Based on visual observations, the primary cause of deterioration appears to be long-term water and moisture infiltration through the building envelope. Evidence suggests that moisture intrusion has occurred over an extended period and has significantly impacted the condition of the exterior security window and door systems.

One of the most significant contributing factors identified during the assessment is the widespread failure of joint sealants at the exterior window and the exterior door openings. Additional moisture infiltration pathways were observed at failed building expansion and control joints, as well as at deteriorated concrete conditions located at the tops of the precast concrete "T" wall panels. These areas exhibit cracking, spalling, and failed sealant systems that appear to allow water intrusion into the wall assemblies. While the primary scope of this facility condition assessment is focused on the exterior doors, exterior windows, and associated mechanical and electrical equipment for the current budget estimate, it is our understanding that the State intends to address additional building envelope deficiencies, including several of the conditions noted above, under a separate task order.

Other contributing factors likely include the age of the facility, environmental exposure, and the cumulative effects of years of heavy use and abuse typical of a correctional housing environment. Collectively, these conditions have accelerated the deterioration of critical security components throughout the housing units.

Total building counts are as follows:

- 814 Windows
- 16 “Slab to slab” Storefront Systems (located at rear stairs in each unit)
- 4 sets of Double Hollow Metal Door and Window Systems (located at entry in each unit)
- 23 Single/Swing Hollow Metal Doors

Exterior Hollow Metal (HM) Security Doors and Frames (Double Door Systems / Single Doors)

The exterior hollow metal (HM) security doors and frames, including both solid steel security doors, security doors with vision panels, and motorized steel security doors serving the housing units, exhibit significant corrosion, deterioration, and material degradation.

Visual observations identified widespread rusting of door frames, corrosion along frame-to-wall connections, deterioration of protective coatings, and advanced corrosion at the bottom edges of numerous door leaves. These conditions are consistent with prolonged exposure to moisture entering the wall assemblies through failed sealants, deteriorated envelope joints, and other building envelope deficiencies.

The greatest concentration of deterioration was observed at:

- Door frame-to-wall interfaces
- Bottom portions of frames

- Lower edges of door slabs
- Threshold and sill conditions
- Areas susceptible to trapped moisture accumulation

In addition to moisture exposure, the observed deterioration has likely been accelerated by decades of operational use, physical abuse, and the demanding service conditions associated with a correctional occupancy.

The deterioration pattern is not isolated and appears to be representative of conditions throughout most of the housing units. Similar rusting and material degradation were observed at numerous exterior security door locations, indicating a facility-wide condition.

Recommendation

Based on the observed condition of the door assemblies and the widespread nature of the deterioration, it is recommended that all exterior hollow metal security doors, motorized security doors, and associated door frames be completely replaced**.**

Replacement work should include:

- New detention-grade hollow metal security door assemblies
- New welded steel security frames
- New corrosion-resistant coatings and finishes
- New detention-grade hardware, seals, and thresholds
- Replacement of motorized security door assemblies where existing deterioration is present
- Repair and restoration of adjacent wall conditions
- Installation of new sealant, flashing, and waterproofing systems at all door openings

Spot repairs and isolated frame replacement are not recommended due to the extensive nature of the corrosion and the likelihood of concealed deterioration within frame assemblies and wall interfaces.

Exterior Security Windows

The housing unit windows consist primarily of steel security window systems with integrated operable awning sections. These windows are cast and anchored directly into the exterior precast concrete wall system and form an integral part of the facility's security envelope.

Based on visual observations, the steel security windows and associated security frame systems exhibit widespread rust, corrosion, coating failure, and material deterioration. The deterioration appears to be directly related to long-term moisture intrusion within the precast wall system resulting from failed window perimeter sealants, failed building joint sealants, and deficiencies within the exterior envelope that allow water to penetrate and become trapped within the wall assemblies.

The most severe deterioration is generally concentrated at:

- Window frame-to-wall interfaces
- Perimeter sealant joints
- Embedded frame conditions within the precast concrete
- Connections between security frames and exterior wall systems

- Operable awning sections and associated hardware

The age of the facility and the service life of the existing sealant systems are also contributing factors. Most joint sealants observed throughout the housing units appear to be beyond their expected service life and are no longer performing their intended function of preventing water infiltration.

As indicated by the observed corrosion patterns and documented photographic evidence, the deterioration is occurring primarily at locations where the security window systems interface with the exterior wall envelope. The consistency of these conditions across multiple housing units suggests a systemic building envelope issue rather than isolated failures.

The observed deterioration further indicates that the existing wall assemblies lack the necessary moisture management features required to effectively collect, drain, and redirect water from the wall system. As a result, moisture is being retained within the assembly, accelerating corrosion and deterioration of the embedded steel security components.

Recommendation

Given the extent and consistency of deterioration observed throughout the facility, it is recommended that all exterior security windows and associated security frame systems be completely removed and replaced.

Replacement should include:

- New detention-grade steel security window systems
- New security frames and anchorage systems
- New perimeter sealant systems
- Reconstruction of deteriorated frame-to-wall interfaces
- Installation of proper flashing, drainage, and moisture management components
- Repair of adjacent precast concrete and masonry surfaces as required

Localized repairs are not recommended because the deterioration appears to be systemic and likely extends beyond visible areas. Complete replacement will provide a more reliable and long-term solution while maintaining the required security performance of the housing units.

Building Envelope Assessment Summary

The deterioration observed throughout the exterior security windows, security frames, hollow metal security doors, and motorized security door assemblies is indicative of long-term building envelope failure and chronic moisture intrusion. The widespread failure of perimeter sealants, building expansion joint sealants, and deterioration within the precast concrete wall system have allowed water infiltration to occur over an extended period, resulting in extensive corrosion and degradation of critical security components.

The observed conditions are systemic across the housing units and are not limited to isolated locations. Due to the extent of deterioration, the age of the assemblies, the correctional security requirements of the facility, and the likelihood of concealed damage within wall and frame systems, full replacement of all exterior security windows, security frames, hollow metal security doors, motorized security door assemblies, and associated hardware is recommended.

While the primary scope of this Facility Condition Assessment is focused on the exterior security doors, exterior security windows, and associated mechanical and electrical systems included in the current budget estimate (refer to the applicable sections of this report for additional information), our onsite observations indicate that a comprehensive building envelope rehabilitation program is also warranted to address the underlying causes of the observed deterioration. To effectively mitigate ongoing moisture intrusion and maximize the service life of the proposed security assemblies, the rehabilitation program should include, at a minimum:

- Replacement of all failed and deteriorated sealant systems.
- Repair and restoration of deteriorated precast concrete components.
- Repair and resealing of building expansion and control joints.
- Installation of appropriate flashing, drainage, and water management systems.
- Implementation of comprehensive moisture control measures to prevent the recurrence of these conditions and protect the integrity of the building envelope.

It is our understanding that the State intends to address these and other building envelope deficiencies, including several of the conditions identified during this assessment, under a separate task order.

Admin – Building E/F, Visitors – Building G, Kitchen/Dining, Canteen, Laundry – Building H, Industries - Building I, and Support Services – Building J Assessment

Exterior Door and Window Assessment

The exterior windows, security frames, doors, and associated assemblies original to the building serving the office buildings exhibit extensive deterioration and are in poor overall condition. Based on visual observations, the primary cause of deterioration appears to be long-term water and moisture infiltration through the building envelope. Evidence suggests that moisture intrusion has occurred over an extended period and has significantly impacted the condition of the exterior security window and door systems.

One of the most significant contributing factors identified during the assessment is the widespread failure of joint sealants at the exterior window and the exterior door openings. Additional moisture infiltration pathways were observed at failed building expansion and control joints, as well as at deteriorated concrete conditions located at the tops of the precast concrete "T" wall panels. These areas exhibit cracking, spalling, and failed sealant systems that appear to allow water intrusion into the wall assemblies. While the primary scope of this facility condition assessment is focused on the exterior doors, exterior windows, and associated mechanical and electrical equipment for the current budget estimate, it is our understanding that the State intends to address additional building envelope deficiencies, including several of the conditions noted above, under a separate task order.

Other contributing factors likely include the age of the facility, environmental exposure, and the cumulative effects of years of heavy use and abuse typical of a correctional housing environment. Collectively, these conditions have accelerated the deterioration of critical security components throughout the office buildings.

Building E/F: Total building counts as follows:

- 10,000 SF
- +/- 1 Set of Double Hollow Metal Door and Window Systems (located at entry)
- +/- 4 Single/Swing Hollow Metal Doors
- +/- 20 Windows

Building G: Total building counts as follows:

- 6,400 SF
- +/- 1 set of Double Hollow Metal Door and Window Systems (located at entry)
- +/- 1 Single/Swing Hollow Metal Doors
- +/- 36 Windows

Building H: Total building counts as follows:

- 23,280 SF
- +/- 12 Single/Swing Hollow Metal Doors
- +/- 20 Windows

Building I: Total building counts as follows:

- 28,100 SF
- +/- 4 Single/Swing Hollow Metal Doors
- +/- 12 Windows

Building J: Total building counts as follows:

- 37,240 SF
- +/- 4 Single/Swing Hollow Metal Doors
- +/- 12 Windows

Exterior Hollow Metal (HM) Security Doors and Frames (Double Door System / Single Doors)

The exterior hollow metal (HM) security doors and frames, including both solid steel security doors, security doors with vision panels, and motorized steel security doors serving the office buildings, exhibit significant corrosion, deterioration, and material degradation.

Visual observations identified widespread rusting of door frames, corrosion along frame-to-wall connections, deterioration of protective coatings, and advanced corrosion at the bottom edges of numerous door leaves. These conditions are consistent with prolonged exposure to moisture entering the wall assemblies through failed sealants, deteriorated envelope joints, and other building envelope deficiencies.

The greatest concentration of deterioration was observed at:

- Door frame-to-wall interfaces
- Bottom portions of frames
- Lower edges of door slabs
- Threshold and sill conditions
- Areas susceptible to trapped moisture accumulation

In addition to moisture exposure, the observed deterioration has likely been accelerated by decades of operational use, physical abuse, and the demanding service conditions associated with a correctional occupancy.

The deterioration pattern is not isolated and appears to be representative of conditions throughout most of the office buildings. Similar rusting and material degradation were observed at numerous exterior security door locations, indicating a facility-wide condition.

Recommendation

Based on the observed condition of the door assemblies and the widespread nature of the deterioration, it is recommended that all exterior hollow metal security doors, motorized security doors, and associated door frames be completely replaced.

Replacement work should include:

- New detention-grade hollow metal security door assemblies
- New welded steel security frames
- New corrosion-resistant coatings and finishes
- New detention-grade hardware, seals, and thresholds
- Replacement of motorized security door assemblies where existing deterioration is present
- Repair and restoration of adjacent wall conditions
- Installation of new sealant, flashing, and waterproofing systems at all door openings

Exterior Security Windows

The office building windows consist primarily of steel security window systems with integrated operable awning sections. These windows are cast and anchored directly into the exterior precast concrete wall system and form an integral part of the facility's security envelope.

Based on visual observations, the steel security windows and associated security frame systems exhibit widespread rust, corrosion, coating failure, and material deterioration. The deterioration appears to be directly related to long-term moisture intrusion within the precast wall system resulting from failed window perimeter sealants, failed building joint sealants, and deficiencies within the exterior envelope that allow water to penetrate and become trapped within the wall assemblies.

The most severe deterioration is generally concentrated at:

- Window frame-to-wall interfaces
- Perimeter sealant joints
- Embedded frame conditions within the precast concrete
- Connections between security frames and exterior wall systems
- Operable awning sections and associated hardware

The age of the facility and the service life of the existing sealant systems are also contributing factors. Most joint sealants observed throughout the office buildings appear to be beyond their expected service life and are no longer performing their intended function of preventing water infiltration.

As indicated by the observed corrosion patterns and documented photographic evidence, the deterioration is occurring primarily at locations where the security window systems interface with the exterior wall envelope. The consistency of these conditions across multiple office buildings suggests a systemic building envelope issue rather than isolated failures.

The observed deterioration further indicates that the existing wall assemblies lack the necessary moisture management features required to effectively collect, drain, and redirect water from the wall system. As a result, moisture is being retained within the assembly, accelerating corrosion and deterioration of the embedded steel security components.

Recommendation

Given the extent and consistency of deterioration observed throughout the facility, it is recommended that all exterior security windows and associated security frame systems be completely removed and replaced.

Replacement should include:

- New detention-grade hollow metal security door assemblies
- New welded steel security frames
- New corrosion-resistant coatings and finishes
- New detention-grade hardware, seals, and thresholds
- Replacement of motorized security door assemblies where existing deterioration is present
- Repair and restoration of adjacent wall conditions
- Installation of new sealant, flashing, and waterproofing systems at all door openings

Localized repairs are not recommended because the deterioration appears to be systemic and likely extends beyond visible areas. Complete replacement will provide a more reliable and long-term solution while maintaining the required security performance of the office buildings.

Building Envelope Assessment Summary

The deterioration observed throughout the exterior security windows, security frames, hollow metal security doors, and motorized security door assemblies is indicative of long-term building envelope failure and chronic moisture intrusion. The widespread failure of perimeter sealants, building expansion joint sealants, and deterioration within the precast concrete wall system have allowed water infiltration to occur over an extended period, resulting in extensive corrosion and degradation of critical security components.

The observed conditions are systemic across all of the office buildings and are not limited to isolated locations. Due to the extent of deterioration, the age of the assemblies, the correctional security requirements of the facility, and the likelihood of concealed damage within wall and frame systems, full replacement of all exterior security windows, security frames, hollow metal security doors, motorized security door assemblies, and associated hardware is recommended.

While the primary scope of this Facility Condition Assessment is focused on the exterior security doors, exterior security windows, and associated mechanical and electrical systems included in the current budget estimate (refer to the applicable sections of this report for additional information), our onsite observations indicate that a comprehensive building envelope rehabilitation program is also warranted to address the underlying causes of the observed deterioration. To effectively mitigate ongoing moisture intrusion and maximize the service life of the proposed security assemblies, the rehabilitation program should include, at a minimum:

- Replacement of all failed and deteriorated sealant systems.
- Repair and restoration of deteriorated precast concrete components.
- Repair and resealing of building expansion and control joints.
- Installation of appropriate flashing, drainage, and water management systems.
- Implementation of comprehensive moisture control measures to prevent the recurrence of these conditions and protect the integrity of the building envelope.

It is our understanding that the State intends to address these and other building envelope deficiencies, including several of the conditions identified during this assessment, under a separate task order.

HVAC Assessment

Admin/Visitors - Building E/F Assessment

HVAC Systems

Building E/F is currently served by a 36-ton McQuay packaged rooftop unit (RTU) utilizing direct expansion (DX) cooling and hot water heating, which feeds 24 variable air volume (VAV) units with hot water reheat. Additionally, the space features four exhaust fans and two ductless split systems. The McQuay RTU and exhaust fans are in poor condition with visible wear and have exceeded their expected service life, while the ductless split systems are regularly maintained and in operable condition.

Recommendations

Replace the 36-ton McQuay RTU in kind and replace all four exhaust fans. Retain the two ductless split systems in service. Leak test all associated ductwork to ensure minimal leakage, and test and balance all 24 VAV units to verify operational integrity.

Support Services - Building J Assessment

HVAC Systems

Building J is conditioned by a mix of packaged RTUs and heating and ventilation (H&V) systems. The units include:

- A 24-year-old, 34-ton Johnson Controls RTU (DX cooling/hot water heating serving VAVs) in the Northwest section, past its service life.
- An original core H&V unit (9,925 CFM / 280 MBH heating), past its service life.
- Four 8-year-old, 2-ton Trane heat pump RTUs in good condition.
- An 8-year-old, 20-ton Daikin RTU (DX cooling/hot water heating serving VAVs) in good condition.
- Original H&V-14 (15,000 CFM) and H&V-15 units located on the gym mezzanine serving the gym and support spaces, both past their service life.

Recommendations

Replace the 34-ton Johnson Controls RTU in kind. Replace the original core H&V unit with a 28-ton RTU with, DX cooling, and hot water heating. Replace the 2-ton Trane RTUs and the 20-ton Daikin RTU; test and balance all VAVs served by the Daikin unit, replacing VAVs as necessary. Replace H&V-14 and H&V-15 with split systems utilizing existing ductwork and roof-mounted condensing units tied to the hot water loop (an estimated 25-ton system for H&V-14 and an estimated 7.5-ton system for H&V-15). Leak test and seal all associated ductwork in Building J.

Industry - Building I Assessment

HVAC Systems

Building I is currently heating and ventilation only. The central space is a woodshop/manufacturing area where air change rates from the dust collection system prohibit air conditioning. Two original heating and ventilating units (H&V-19 and H&V-20, ~20,000 CFM each) serve the main industry space. A separate original unit (H&V-21, ~10,000 CFM) located on the second floor serves the first-floor administration space.

Recommendations

Retain the central woodshop space as heating and ventilation only, along with its existing dust collection system vents. Duct collections system is described as in good working condition and is recommended to be tested and balanced to confirm operation. Replace original units H&V-19 and H&V-20. Replace H&V-21 with an estimated 12-ton split system air-conditioning unit (using DX for cooling, hot water for heating, existing ductwork for distribution, and a roof-mounted outdoor unit). Replace all intake and relief vents associated with the H&V units. Leak test and seal all associated ductwork within Building I.

Kitchen/Dining, Canteen, and Laundry - Building H Assessment

HVAC Systems

The majority of Building H is heated and ventilated only, supplemented by low-tonnage split systems serving select offices or common spaces. Specific equipment includes:

- H&V-16 - An original 13,690 CFM H&V unit located in the storage/back-of-house area.
- H&V-17, an 11-year-old, 8,685 CFM packaged unit supplying heated only air to the kitchen without cooling.
- H&V-18, an original 11,000 CFM heating and ventilation, unit serving the cafeteria, food service, and administration areas.

Recommendations

Replace the original storage/back-of-house H&V unit with a 20-ton DX air conditioning split system connected to a roof-mounted outdoor unit utilizing existing ductwork. Replace H&V-17 with a 30-ton packaged rooftop unit featuring DX cooling and hot water heating to provide air conditioning to the kitchen, storage, and support spaces. Replace the second rooftop H&V-18 unit with a 20-ton packaged rooftop unit featuring DX cooling and hot water heating to provide air conditioning to the cafeteria, food service, and admin spaces to add cooling capabilities. Leak test and seal all associated ductwork within Building H.

Front Entrance – Building G

Building G is conditioned by two systems: packaged RTU and a heat pump split system. The unit descriptions are:

- A 7-year-old Trane 5-ton packaged Rooftop unit (RTU). Serving the second floor via exposed ductwork on the roof.
- A 7-year-old Trane 7.5-ton heat pump split system unit. Serving the first floor.

Recommendations

Demolish Both Trane split system and rooftop unit and replace in-kind. Demolish the exposed ductwork serving the rooftop unit. Leak test and seal all associated ductwork.

Housing units (buildings A,B,C,D,N,O) Assessment

3 original Heating and ventilation systems (H&V-4/5/6) currently serves all housing units. Located within the penthouse, two of these units (H&V-4/5) serve the housing units while H&V-6 serves the guard station, corridors, and commons spaces. Existing shafts located between the cells allow for return and supply ductwork serving each cell. All HVAC system located within the housing buildings (pumps, piping, controls, exhaust fans, ductwork, roof vents, etc..) appears to be original to the building and is past it’s expected service life.

Recommendations

Demolish all mechanical systems associated with the housing units such as but not limited to heating and ventilation units, ductwork, hot water piping, split systems, pumps, roof vents, and exhaust fans. In place of the 3 heating and ventilation units, high percentage outside air (dedicated outdoor air system - DOAS) air handlers will be provided. These air handlers will utilize hot water for heating and direct expansion for cooling. Each unit will be approximately 25 tons. These 3 units will supply and return following the same ductwork path as the previous heating and ventilating units. This will allow for cell direct conditioning and exhaust. The central guard stations, common spaces, corridors and stairways will consist of another 25 tons of cooling. These various zones will require split systems located within the penthouse or within the space itself (wall mounted ductless) providing air conditioning bringing the total estimated tonnage of one housing unit to 100 tons. Each DOAS unit will be specified with and energy recovery ventilator. Pairing the DOAS unit with an ERV we greatly decrease the heating and cooling load of the building. ERVs temper outdoor air with exhaust air (preconditioning) which reduces the demand on the heating and cooling equipment. The energy from the exhaust air would otherwise have been lost in a traditional system. By preconditioning the incoming outdoor air, the system conserves a significant amount of energy. Also, exhaust and outdoor air are not mixed at any point within the ERV, keeping pollutants and odor out of the supply air stream.

HVAC Assessment Summary

The assessed facilities are served by a combination of packaged rooftop units, split systems, heating and ventilation units, variable air volume systems, and central hot-water heating. Much of the equipment and associated ductwork serving Buildings E/F, J, I, H, G, and the housing units is original or has exceeded its expected service life. Recommended improvements generally include replacing deteriorated rooftop, heating and ventilation, exhaust, intake, and relief-air equipment; adding mechanical cooling to areas that are currently heated and ventilated only; and leak testing, sealing, testing, and balancing existing ductwork and air-distribution systems.

Building E/F should receive a replacement 36-ton rooftop unit and four new exhaust fans, while the two existing ductless systems may remain. Building J requires replacement of its older rooftop and heating and ventilation equipment with new packaged and split systems, including estimated 28-ton, 25-ton, and 7.5-ton systems. Building I should remain heating and ventilation only within the central woodshop because of the dust-collection air-change requirements; however, its original ventilation units should be replaced, and the administration area should receive an estimated 12-ton split system. Building H should receive new 20-ton, 30-ton, and 20-ton systems to provide cooling for the storage, kitchen, cafeteria, food-service, administration, and support spaces. The two approximately seven-year-old systems serving Building G are also recommended for replacement in kind, including replacement of the exposed rooftop ductwork.

The housing units in Buildings A, B, C, D, N, and O require the most extensive work. Existing heating and ventilation units, ductwork, piping, pumps, controls, exhaust fans, roof vents, and associated mechanical equipment are generally original and should be removed. Each housing building is proposed to receive three approximately 25-ton dedicated outdoor-air systems with energy recovery, together with approximately 25 tons of additional split-system cooling for guard stations, corridors, common spaces, and stairways. This results in an estimated total cooling capacity of approximately 100 tons per housing building. Final equipment capacities and system configurations shall be confirmed through detailed heating, cooling, ventilation, and air-change load calculations during design.

Electrical Assessment

Housing Units A and B Assessment

Electrical Service

The existing electrical service for Housing Units A and B is supplied from a single 500 kVA Dominion Energy transformer. The transformer feeds a wireway in the main electrical room that supplies two 800A, 3-pole main service disconnects: one for the normal power distribution system and one for the emergency power distribution system serving both housing units.

Normal Power Distribution

The normal power distribution system is served by an 800A, 208Y/120V, 3-phase, 4-wire main distribution panel located in the second-floor electrical room. The main distribution panel supplies seven panelboards serving lighting, receptacles, and other normal power loads throughout Housing Units A and B.

Equipment

Equipment	Rating	Voltage	Description
MDP	800A	208Y/120V, 3-phase, 4-wire	Main normal power distribution equipment located in the second-floor electrical room.
Panel LBA	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBB	125A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBC	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBD	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBF	175A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBG	125A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBH	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.

Emergency Power Distribution

Emergency power is provided by a 250 kW diesel generator connected through an 800A disconnect switch and an 800A automatic transfer switch. The automatic transfer switch supplies Emergency Main Distribution Panel EMDP1, which serves four emergency panelboards and a 600A motor control center.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	250 kW	208Y/120V, 3-phase, 4-wire	Provides emergency power to the facility.
Generator Disc. Switch	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Provides a disconnecting means between the generator and automatic transfer switch.
ATS	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Transfers the emergency distribution system between normal and generator power.
Panel EMDP1	800A	208Y/120V, 3-phase, 4-wire	Main emergency distribution panel serving the emergency panelboards and motor control center.
Panel ELBA	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
Panel ELBB	125A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
Panel ELBC	200A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
Panel ELBD	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
MCC	600A	208Y/120V, 3-phase, 4-wire	Serves emergency mechanical and motor loads.

Equipment Condition and Access

The service disconnects, automatic transfer switch, generator, distribution equipment, and other major electrical components are aged and generally in poor condition. Equipment within the main and second-floor electrical rooms does not maintain the working clearances required by the National Electrical Code. In addition, locating the Dominion Energy transformer and diesel generator within the secured perimeter complicates utility access, routine maintenance, equipment replacement, and diesel fuel delivery.

Cell Lighting and Receptacles

Cell receptacles are standard non-GFCI devices and several receptacles and cover plates show signs of physical damage and deterioration associated with prisoner tampering. Cell lighting is generally provided by fluorescent fixtures with integral convenience receptacles that are also non-GFCI. The fixtures and associated components are aged and generally in poor condition.

Recommendations

Electrical Service

Replace the existing 500 kVA utility transformer and associated service equipment with a new 750 kVA pad-mounted transformer and 2,000A, 208Y/120V, 3-phase, 4-wire electrical service. Locate the new utility transformer outside of the secured perimeter to improve Dominion Energy access for maintenance and future replacement.

New Service Equipment and Electrical Yard

Locate the new 2,000A main service equipment, generator distribution equipment, and automatic transfer switches within a dedicated secure electrical yard adjacent to the building. Relocating this equipment from the existing main electrical room will provide adequate NEC working clearances and equipment access while minimizing modifications within the existing building.

Emergency and Standby Power

Remove the existing 250 kW diesel generator, which is in poor condition and does not have adequate capacity for the anticipated renovated building loads, and provide a new 750 kVA diesel generator outside of the secured perimeter. Provide two separate generator output circuit breakers, one dedicated to the life safety distribution system and one dedicated to the optional standby distribution system. The life safety output shall serve a new 800A automatic transfer switch and the optional standby output shall serve a new 1,200A automatic transfer switch. Locate the transfer switches and associated distribution equipment within the new secure electrical yard and maintain separation of life safety and optional standby distribution in accordance with applicable code requirements.

Distribution Equipment

Replace all existing distribution panelboards due to age and condition. Replacement equipment shall generally match existing ratings unless revised load calculations or renovation requirements dictate increased capacity. All replacement panelboards shall be 208Y/120V, 3-phase, 4-wire.

Second-Floor Electrical Room

Revise the second-floor electrical room layout to provide NEC-compliant working clearances and access around all new equipment. Rearrange panel locations as necessary to provide adequate working space and a maintainable installation. Existing feeders and branch circuits should be evaluated during the design phase for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Existing circuits may be reused where practical if determined suitable for the proposed improvements; otherwise, they should be replaced or modified as required.

Cell Lighting and Receptacles

Replace the existing cell lighting fixtures and receptacles with custom detention-grade assemblies that integrate LED lighting and GFCI-protected receptacles into a single secure unit. Provide assemblies suitable for the detention environment and install them at existing locations using existing electrical pathways where practical. Replace existing receptacle conductors with new

branch-circuit wiring installed within existing conduit pathways where the conduits are serviceable and adequately sized. Provide GFCI protection at the circuit breaker so the protective and reset devices are located outside the cells, minimizing components accessible to occupants.

Load Calculation

The existing measured peak demand for Housing Units A and B is approximately 292.8 kW. Applying a 20 percent planning factor results in an adjusted existing demand of approximately 351.4 kW. The proposed HVAC improvements are anticipated to add approximately 200 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 240 kW of additional HVAC load.

The resulting preliminary demand is approximately 591.4 kW, as summarized below:

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing Peak Demand - Measured September 2020	Measured	292.8 kW	1.20	351.4 kW
Proposed HVAC - 200 Tons	1.2 kW/Ton	240.0 kW	1.00	240.0 kW
Total		**532.8 kW**		**591.4 kW**

Based on the preliminary load calculation, the existing 500 kVA transformer and 800A service equipment do not provide adequate capacity for the proposed renovation. A new 750 kVA utility transformer and 2,000A, 208Y/120V, 3-phase, 4-wire service are recommended.

Housing Units C and D Assessment

Electrical Service

The existing electrical service for Housing Units C and D is supplied from a single 500 kVA Dominion Energy transformer. The transformer feeds a wireway in the main electrical room that supplies two 800A, 3-pole main service disconnects: one for the normal power distribution system and one for the emergency power distribution system serving both housing units.

Normal Power Distribution

Housing Units C and D have the same normal power distribution configuration as Housing Units A and B. An 800A main distribution panel located in the second-floor electrical room supplies seven panelboards serving lighting, receptacles, and other normal power loads throughout the housing units.

Equipment

Equipment	Rating	Voltage	Description
MDP	800A	208Y/120V, 3-phase, 4-wire	Main normal power distribution equipment located in the second-floor electrical room.
Normal Power Panelboard 1	150A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 2	125A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 3	150A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 4	150A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 5	175A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 6	125A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 7	100A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.

Emergency Power Distribution

Emergency power is provided by a 250 kW diesel generator connected through an 800A disconnect switch and an 800A automatic transfer switch. The automatic transfer switch supplies an 800A emergency main distribution panel serving four emergency panelboards and a 600A motor control center.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	250 kW	208Y/120V, 3-phase, 4-wire	Provides emergency power to Housing Units C and D.
Generator Disconnect Switch	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Provides a disconnecting means between the generator and automatic transfer switch.
Automatic Transfer Switch	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Transfers the emergency distribution system between normal and generator power.
Emergency Main Distribution Panel	800A	208Y/120V, 3-phase, 4-wire	Main emergency distribution equipment serving the emergency panelboards and motor control center.
Emergency Power Panelboard 1	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Emergency Power Panelboard 2	125A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Emergency Power Panelboard 3	200A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Emergency Power Panelboard 4	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Motor Control Center	600A	208Y/120V, 3-phase, 4-wire	Serves emergency mechanical and motor loads within Housing Units C and D.

Equipment Condition and Access

The service disconnects, automatic transfer switch, generator, distribution equipment, and other major electrical equipment are aged and generally in poor condition. Equipment in the main electrical room and second-floor electrical room does not maintain required NEC working clearances. The Dominion Energy transformer and diesel generator are located within the secured perimeter, complicating routine maintenance, utility access, equipment replacement, and diesel fuel delivery.

Cell Lighting and Receptacles

Cell receptacles are standard non-GFCI devices, and several receptacles and cover plates show signs of physical damage and deterioration associated with prisoner tampering. Cell lighting is generally provided by fluorescent fixtures with integral convenience receptacles that are also non-GFCI. The fixtures and associated components are aged and generally in poor condition.

Recommendations

Electrical Service

Replace the existing 500 kVA utility transformer and associated service equipment with a new 750 kVA pad-mounted transformer and 2,000A, 208Y/120V, 3-phase, 4-wire electrical service. Locate the new utility transformer outside of the secured perimeter to improve Dominion Energy access for maintenance and future replacement.

New Service Equipment and Electrical Yard

Locate the new 2,000A main service equipment, generator distribution equipment, and automatic transfer switches within a dedicated secure electrical yard adjacent to the building. Relocating this equipment from the existing main electrical room will provide adequate NEC working clearances and equipment access while minimizing modifications within the existing building.

Emergency and Standby Power

Remove the existing 250 kW diesel generator, which is in poor condition and does not have adequate capacity for the anticipated renovated building loads, and provide a new 750 kVA diesel generator outside of the secured perimeter. Provide two separate generator output circuit breakers, one dedicated to the life safety distribution system and one dedicated to the optional standby distribution system. The life safety output shall serve a new 800A automatic transfer switch and the optional standby output shall serve a new 1,200A automatic transfer switch. Locate the transfer switches and associated distribution equipment within the new secure electrical yard and maintain separation of life safety and optional standby distribution in accordance with applicable code requirements.

Distribution Equipment

Replace all existing distribution panelboards due to age and condition. Replacement equipment shall generally match existing ratings unless revised load calculations or renovation requirements dictate increased capacity. All replacement panelboards shall be 208Y/120V, 3-phase, 4-wire.

Second-Floor Electrical Room

Revise the second-floor electrical room layout to provide NEC-compliant working clearances and access around all new equipment. Rearrange panel locations as necessary to provide adequate working space and a maintainable installation. Existing feeders and branch circuits should be evaluated during the design phase for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Existing circuits may be reused where practical if determined suitable for the proposed improvements; otherwise, they should be replaced or modified as required.

Cell Lighting and Receptacles

Replace the existing cell lighting fixtures and receptacles with custom detention-grade assemblies that integrate LED lighting and GFCI-protected receptacles into a single secure unit. Provide assemblies suitable for the detention environment and install them at existing locations using existing electrical pathways where practical. Replace existing receptacle conductors with new branch-circuit wiring installed within existing conduit pathways where the conduits are serviceable

and adequately sized. Provide GFCI protection at the circuit breaker so the protective and reset devices are located outside the cells, minimizing components accessible to occupants.

Load Calculation

The existing measured peak demand for Housing Units C and D is approximately 207.2 kW. Applying the indicated 1.2 planning factor results in an adjusted existing demand of approximately 248.6 kW. The proposed HVAC improvements are anticipated to add approximately 200 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 240.0 kW of additional HVAC load.

The resulting preliminary demand is approximately 488.6 kW, as summarized below:

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing Peak Demand - Measured September 2020	Measured	207.2 kW	1.2	248.6 kW
Proposed HVAC - 200 Tons	1.2 kW/Ton	240.0 kW	1.0	240.0 kW
Total		**447.2 kW**		**488.6 kW**

Based on the preliminary load calculation, the existing 500 kVA transformer and 800A service equipment do not provide adequate capacity for the proposed renovation. A new 750 kVA utility transformer and 2,000A, 208Y/120V, 3-phase, 4-wire service are recommended.

Housing Units N and O Assessment

Electrical Service

The existing electrical service for Housing Units N and O is supplied from a single 500 kVA Dominion Energy transformer. Unlike Housing Units A/B and C/D, the transformer feeds a 1,600A, 208Y/120V, 3-phase, 4-wire main switchboard located in the main electrical room rather than separate main service disconnects. The switchboard distributes power to an 800A normal power distribution system and a 1,000A emergency power distribution system serving both housing units.

Normal Power Distribution

The normal power distribution system consists of an 800A, 208Y/120V, 3-phase, 4-wire main distribution panel located in the second-floor electrical room. The main distribution panel feeds seven downstream panelboards that serve lighting, receptacles, and other normal power loads throughout Housing Units N and O.

Emergency Power Distribution

The emergency power system consists of a 250 kW, 208Y/120V, 3-phase, 4-wire diesel generator equipped with a 1,000A, 3-pole output circuit breaker. The generator feeds a 1,000A, 3-pole automatic transfer switch. The transfer switch supplies a 1,000A, 208Y/120V, 3-phase, 4-wire emergency main distribution panel, which serves four emergency power panelboards located in the second-floor electrical room and a 600A, 208Y/120V, 3-phase, 4-wire motor control center.

Cell Lighting and Receptacles

Cell receptacles are standard non-GFCI devices, and several receptacles and cover plates show signs of physical damage and deterioration associated with prisoner tampering. Cell lighting is generally provided by fluorescent fixtures with integral convenience receptacles that are also non-GFCI. The fixtures and associated components are aged and generally in poor condition.

Equipment Condition and Access

The main switchboard, generator, distribution panels, and other major electrical equipment are aged and generally in poor condition. The automatic transfer switch was recently replaced and is in substantially better condition than the remainder of the electrical distribution equipment. Equipment in the main electrical room and second-floor electrical room does not maintain required NEC working clearances. The main electrical room also has only one exit and the door swings into the room, which does not comply with the existing NEC egress requirements identified in the assessment. The Dominion Energy transformer and diesel generator are located within the secured perimeter, complicating routine maintenance, utility access, equipment replacement, and diesel fuel delivery.

Recommendations

Electrical Service

Replace the existing 500 kVA utility transformer and 1,600A main switchboard/service equipment with a new 750 kVA pad-mounted transformer and 2,000A, 208Y/120V, 3-phase, 4-wire electrical service. Locate the new utility transformer outside of the secured perimeter to improve Dominion Energy access for maintenance and future replacement.

Service Equipment and Electrical Yard

Provide a new 2,000A main service switchboard, generator distribution equipment, and automatic transfer switches within a dedicated secure electrical yard adjacent to the building. The switchboard configuration shall maintain the centralized service arrangement unique to Housing Units N and O while relocating the major equipment from the existing main electrical room to provide adequate NEC working clearances and equipment access.

Emergency and Standby Power

Remove the existing 250 kW diesel generator and provide a new 750 kVA diesel generator outside of the secured perimeter. Provide two separate generator output circuit breakers, one dedicated to the life safety distribution system and one dedicated to the optional standby distribution system. The life safety output shall serve a new 800A automatic transfer switch and the optional standby output shall serve a new 1,200A automatic transfer switch. Although the existing 1,000A automatic transfer switch was recently replaced, the proposed renovation separates the life safety and optional standby systems into dedicated transfer equipment; the existing transfer switch may be evaluated for reuse during design only if its rating, configuration, condition, and listing are compatible with the final distribution arrangement.

Distribution Equipment

Replace the existing main switchboard and downstream distribution panelboards due to age and condition, except for equipment specifically determined suitable for reuse during detailed design. Replacement equipment shall generally match existing ratings unless revised load calculations or renovation requirements dictate increased capacity. All replacement panelboards shall be 208Y/120V, 3-phase, 4-wire.

Normal Distribution

Replace the existing 800A normal main distribution panel and seven downstream normal power panelboards. Final downstream panelboard ratings and designations shall be verified from field conditions and record documentation during design.

Emergency Panels and MCC

Replace the existing 1,000A emergency main distribution panel, four downstream emergency power panelboards, and the 600A motor control center, or provide equivalent replacement

distribution equipment as required to serve the renovated mechanical systems. Final downstream panelboard ratings and designations shall be verified during design.

Second-Floor Electrical Room

Revise the second-floor electrical room layout to provide NEC-compliant working clearances and access around all new equipment. Rearrange panel locations as necessary to provide adequate working space and a maintainable installation. Existing feeders and branch circuits should be evaluated during the design phase for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Existing circuits may be reused where practical if determined suitable for the proposed improvements; otherwise, they should be replaced or modified as required.

Cell Lighting and Receptacles

Replace the existing cell lighting fixtures and receptacles with custom detention-grade assemblies that integrate LED lighting and GFCI-protected receptacles into a single secure unit. Provide assemblies suitable for the detention environment and install them at existing locations using existing electrical pathways where practical. Replace existing receptacle conductors with new branch-circuit wiring installed within existing conduit pathways where the conduits are serviceable and adequately sized. Provide GFCI protection at the circuit breaker so the protective and reset devices are located outside the cells, minimizing components accessible to occupants.

Load Calculation

The load calculation for Housing Units N and O uses an existing peak demand of 298.2 kW based on the A/B peak demand. Applying the indicated 1.2 planning factor results in an adjusted existing demand of 351.4 kW. The proposed HVAC improvements are anticipated to add approximately 200 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 240.0 kW of additional HVAC load.

The resulting preliminary demand is indicated as approximately 591.4 kW, as summarized below:

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing Peak Demand - Based on A/B Peak Demand	A/B Peak Demand	298.2 kW	1.2	351.4 kW
Proposed HVAC - 200 Tons	1.2 kW/Ton	240.0 kW	1.0	240.0 kW
Total		**532.8 kW**		**591.4 kW**

Based on the preliminary load calculation, the existing 500 kVA transformer and 1,600A main switchboard/service configuration do not provide adequate capacity for the proposed renovation. A new 750 kVA utility transformer and 2,000A, 208Y/120V, 3-phase, 4-wire service are recommended.

Admin/Visitors - Building E/F, Entry – Building G and Support Services – Building J Assessment

Electrical Service

The electrical services for Buildings E/F, G, and J are supplied from a common pad-mounted Dominion Energy transformer located within the secured perimeter. Separate service laterals extend from the transformer to each building. Building E/F is served by a 600A, 277/480V, 3-phase, 4-wire service; Building G is served by a 400A, 277/480V, 3-phase, 4-wire service; and Building J is served by a 1,000A, 277/480V, 3-phase, 4-wire service.

Building E/F – Normal Power Distribution

The Building E/F service lateral terminates at a wireway in the main electrical room. Normal power is supplied through a 200A fused service disconnect to two 480Y/277V distribution panels and associated step-down transformers and 208Y/120V branch circuit panels.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	Not documented	480Y/277V, 3-phase, 4-wire	Receives the Building E/F service lateral and supplies the normal and emergency service disconnects.
Normal Service Disconnect	200A, 3-pole; fused at 200A	480Y/277V, 3-phase	Main service disconnect for the normal power distribution system.
Main Distribution Panel	200A	480Y/277V, 3-phase, 4-wire	Supplies a 30 kVA transformer and the secondary normal distribution panel.
Step-Down Transformer No. 1	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel No. 1	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Secondary Distribution Panel	100A	480Y/277V, 3-phase, 4-wire	Supplies the second 30 kVA step-down transformer.
Step-Down Transformer No. 2	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel No. 2	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.

Building G – Normal Power Distribution

The Building G service lateral terminates at a wireway in the main electrical room. Normal power is supplied through a 100A fused service disconnect to a 480Y/277V distribution panel, step-down transformer, and 208Y/120V branch circuit panel.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	N/A	480Y/277V, 3-phase, 4-wire	Receives the Building G service lateral and supplies the normal and emergency service disconnects.
Normal Service Disconnect	100A, 3-pole; fused at 100A	480Y/277V, 3-phase	Main service disconnect for the normal power distribution system.
Distribution Panel	100A	480Y/277V, 3-phase, 4-wire	Supplies the 30 kVA step-down transformer.
Step-Down Transformer	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.

Building J – Normal Power Distribution

The Building J service lateral terminates at a wireway in the main electrical room. Normal power is supplied through a 600A fused service disconnect to a downstream wireway with two taps. The first tap supplies a 400A panelboard and its associated distribution equipment, while the second tap supplies a 300A enclosed circuit breaker, distribution panel, transformer, and branch circuit panel.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	N/A	480Y/277V, 3-phase, 4-wire	Receives the Building J service lateral and supplies the normal and emergency service disconnects.
Normal Service Disconnect	600A, 3-pole; fused at 600A	480Y/277V, 3-phase	Main service disconnect for the normal power distribution system.
Normal Distribution Wireway	600A	480Y/277V, 3-phase, 4-wire	Provides two taps serving the downstream normal power distribution equipment.
Main Panelboard – First Tap	400A MCB	480Y/277V, 3-phase, 4-wire	Supplies a 45 kVA transformer and a 125A distribution panel.

Equipment	Rating	Voltage	Description
Step-Down Transformer – First Tap	45 kVA	480V–208Y/120V, 3-phase	Supplies the associated 150A branch circuit panel.
Branch Circuit Panel – First Tap	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Secondary Distribution Panel – First Tap	125A	480Y/277V, 3-phase, 4-wire	Supplies a 30 kVA step-down transformer.
Step-Down Transformer – 125A Panel	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel – 125A Panel	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Enclosed Circuit Breaker – Second Tap	300A, 3-pole	480Y/277V, 3-phase	Supplies the 300A distribution panel.
Distribution Panel – Second Tap	300A	480Y/277V, 3-phase, 4-wire	Supplies a 30 kVA step-down transformer.
Step-Down Transformer – Second Tap	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel – Second Tap	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.

Emergency Power Distribution

Buildings E/F, G, and J receive emergency power from a common 500 kW diesel generator equipped with three dedicated output circuit breakers. Each building is served through a dedicated service-entrance-rated disconnect, automatic transfer switch, and emergency distribution panel.

Equipment

Equipment	Rating	Voltage	Description
Common Diesel Generator	500 kW	480Y/277V, 3-phase, 4-wire	Provides emergency power to Buildings E/F, G, and J through three dedicated output circuit breakers.
Building E/F Generator Output Breaker	225A	480Y/277V, 3-phase	Dedicated generator output circuit breaker serving Building E/F.
Building E/F Emergency Disconnect	400A, 3-pole; fused at 225A	480Y/277V, 3-phase	Service-entrance-rated disconnect serving the Building E/F emergency distribution system.
Building E/F Automatic Transfer Switch	260A	480Y/277V, 3-phase	Transfers the Building E/F emergency distribution system between normal and generator power.
Building E/F Emergency Distribution Panel	225A MLO	480Y/277V, 3-phase, 4-wire	Serves Building E/F emergency loads and a limited emergency power connection to Building I.
Building G Generator Output Breaker	200A	480Y/277V, 3-phase	Dedicated generator output circuit breaker serving Building G.
Building G Emergency Disconnect	200A, 3-pole	480Y/277V, 3-phase	Service-entrance-rated disconnect serving the Building G emergency distribution system.
Building G Automatic Transfer Switch	200A	480Y/277V, 3-phase	Transfers the Building G emergency distribution system between normal and generator power.
Building G Emergency Distribution Panel	200A MLO	480Y/277V, 3-phase, 4-wire	Serves emergency power loads within Building G.

Equipment	Rating	Voltage	Description
Building J Generator Output Breaker	400A	480Y/277V, 3-phase	Dedicated generator output circuit breaker serving Building J.
Building J Emergency Disconnect	400A, 3-pole	480Y/277V, 3-phase	Service-entrance-rated disconnect serving the Building J emergency distribution system.
Building J Automatic Transfer Switch	400A	480Y/277V, 3-phase	Transfers the Building J emergency distribution system between normal and generator power.
Building J Emergency Distribution Panel	400A MLO	480Y/277V, 3-phase, 4-wire	Serves emergency power loads within Building J.
Panel EHJC	Not documented	Not documented	Supplies emergency power to Guard Tower No. 2 from the Building J emergency distribution system.

Equipment Condition and Access

The Dominion Energy transformer, generator, service equipment, panelboards, and the majority of the emergency distribution equipment are aged and generally in poor condition. The automatic transfer switches serving Buildings E/F and J are not original to the buildings and, while aged, were observed to be in fair condition. The remaining automatic transfer switch and associated emergency distribution equipment are aged and generally in poor condition. Both the utility transformer and generator are located within the secured perimeter, which complicates utility access, routine maintenance, equipment replacement, and diesel fuel deliveries.

Recommendations

Utility Transformer and Service

Replace the existing Dominion Energy transformer and relocate the new pad-mounted utility transformer outside of the secured perimeter. The new transformer location shall provide unrestricted access for Dominion Energy maintenance and equipment replacement without requiring utility personnel to enter the secured facility. Extend new service laterals from the relocated transformer to Buildings E/F, G, and J and maintain the existing individual building service configurations.

Service and Distribution Equipment

Replace the existing service disconnects, wireways, distribution panelboards, step-down transformers, branch circuit panelboards, and associated major distribution equipment due to age and condition. Panelboards and transformers shall generally be replaced in kind and shall maintain the existing system voltages and ratings.

Building E/F Distribution

Replace the existing 200A normal power distribution equipment and associated 30 kVA step-down transformers and 100A branch/distribution panelboards in kind. Replace the existing emergency distribution equipment, including the 225A MLO emergency distribution panel and associated step-down transformer and branch circuit panelboard, in kind.

Building G Distribution

Replace the existing 100A normal power distribution panel, 30 kVA step-down transformer, and 100A branch circuit panel in kind. Replace the existing 200A emergency distribution panel, 30 kVA step-down transformer, and associated 100A branch circuit panel in kind.

Building J Distribution

Replace the existing 400A and 300A normal power distribution panelboards and associated 45 kVA and 30 kVA step-down transformers and branch circuit panelboards in kind. Replace the existing 400A emergency distribution panel and associated 100A distribution panels, 15 kVA and 30 kVA step-down transformers, branch circuit panelboards, and distribution equipment serving Guard Tower No. 2 in kind.

Emergency and Standby Power

Remove the existing 500 kW diesel generator and replace it with a new 750 kW, 277/480V, 3-phase, 4-wire diesel generator sized to provide backup power for the full anticipated facility load. Locate the new generator outside of the secured perimeter to improve access for routine maintenance, equipment replacement, and diesel fuel deliveries. The generator shall be provided with separate output circuit breakers for Buildings E/F, G, and J to maintain the existing separation of the individual building emergency power systems.

Automatic Transfer Switches

Replace the existing automatic transfer switches while maintaining separate transfer equipment for Buildings E/F, G, and J. Building E/F shall be provided with a new 300A automatic transfer switch in lieu of the existing 260A unit. Building G shall be provided with a 200A automatic transfer switch, and Building J shall be provided with a 400A automatic transfer switch. Final transfer switch ratings shall be coordinated with the generator output breakers, feeders, overcurrent protection, and calculated building loads. The separate transfer switches and emergency distribution systems shall be maintained so that an equipment failure or maintenance activity associated with one building does not unnecessarily affect emergency power distribution to the other buildings.

Generator and Utility Access

Locate the new generator and utility transformer outside of the secured perimeter in locations accessible to utility personnel, maintenance contractors, and fuel delivery vehicles. The arrangement shall reduce the need for outside personnel and service vehicles to enter the secured facility while providing adequate equipment clearances and access for future maintenance and replacement.

Kitchen/Dining, Canteen, and Laundry - Building H Assessment

Electrical Service

Building H is supplied from a Dominion Energy utility transformer located exterior and adjacent to the building. The transformer supplies two separate electrical services to the building. Service No.

1 serves equipment located within the storage bay area, and Service No. 2 serves the main electrical room located near the center of the building.

Main Electrical Service and Distribution

The building is supplied by two electrical services. Service No. 1 provides 480Y/277V and 208Y/120V normal power through a fused service disconnect, distribution panel, and step-down transformer. Service No. 2 terminates at a wireway that supplies three service disconnecting means, including the normal source for the emergency power transfer equipment.

Equipment	Rating	Voltage	Description
Service No. 1 Disconnect	400A, 3-pole; fused at 400A	480Y/277V, 3-phase	Main service disconnect located within a secured caged enclosure in the storage bay area.
Service No. 1 Distribution Panel	400A	480Y/277V, 3-phase, 4-wire	Supplies the 75 kVA step-down transformer.
Service No. 1 Step-Down Transformer	75 kVA	480V–208Y/120V, 3-phase	Supplies the associated 250A branch circuit panelboard.
Service No. 1 Branch Circuit Panelboard	250A MCB	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Service No. 2 Wireway	Not documented	480Y/277V, 3-phase, 4-wire	Located in the main electrical room near the center of the building and supplies three service disconnecting means.
Service No. 2 Disconnect No. 1	600A, 3-pole; fused at 500A	480Y/277V, 3-phase	Provides the normal power source to Automatic Transfer Switch TS3.
Service No. 2 Disconnect No. 2	600A, 3-pole; fused at 600A	480Y/277V, 3-phase	Serves downstream building distribution equipment.
Service No. 2 Disconnect No. 3	200A, 3-pole; fused at 150A	480Y/277V, 3-phase	Serves downstream building distribution equipment.

Equipment Condition and Access

The Service No. 1 disconnect and associated equipment are located within a secured caged enclosure. The existing arrangement does not provide adequate working clearance around the electrical equipment.

Emergency Power Distribution

Emergency power is provided by a 250 kW exterior diesel generator located adjacent to the Dominion Energy transformer. The generator and the normal source from Service No. 2 are connected to Automatic Transfer Switch TS3. The transfer switch supplies Panel EHHA and a 250A enclosed circuit breaker serving Panel EHHK.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	250 kW	480Y/277V, 3-phase, 4-wire	Exterior generator located adjacent to the Dominion Energy transformer and serving Automatic Transfer Switch TS3.
Automatic Transfer Switch TS3	500A	480Y/277V, 3-phase, 4-wire	Transfers the emergency distribution system between the Service No. 2 normal source and generator power.
Panel EHHA	500A MLO	480Y/277V, 3-phase, 4-wire	Main emergency distribution panel supplying the step-down transformer and associated low-voltage distribution equipment.
Step-Down Transformer	Not documented	480V–208Y/120V, 3-phase	Supplies 400A MCB Panel ELHK.
Panel ELHK	400A MCB	208Y/120V, 3-phase, 4-wire	Main low-voltage emergency panel serving associated branch circuit distribution equipment.
Panel ELHA	Not documented	208Y/120V, 3-phase, 4-wire	Branch circuit distribution panel associated with Panel ELHK.
Enclosed Circuit Breaker	250A, 3-pole	480Y/277V, 3-phase	Supplied from Automatic Transfer Switch TS3 and feeds Panel EHHK.
Panel EHHK	Not documented	480Y/277V, 3-phase, 4-wire	Serves downstream emergency power loads.

Normal Power Distribution

Normal power from Service No. 2 is distributed through the second and third service disconnecting means. The second disconnect supplies Panel HHK and associated 208Y/120V distribution equipment. The third disconnect supplies Panel HHA, which serves Panel HHB and a separate step-down transformer and branch circuit panel.

Equipment

Equipment	Rating	Voltage	Description
Service No. 2 Disconnect No. 2	600A, 3-pole; fused at 600A	480Y/277V, 3-phase	Supplies Panel HHK.
Panel HHK	600A MCB	480Y/277V, 3-phase, 4-wire	Supplies a step-down transformer serving Panel LHK.
HHK Step-Down Transformer	Not documented	480V–208Y/120V, 3-phase	Supplies Panel LHK.
Panel LHK	200A MCB	208Y/120V, 3-phase, 4-wire	Serves associated downstream building loads.
Service No. 2 Disconnect No. 3	200A, 3-pole; fused at 150A	480Y/277V, 3-phase	Supplies Panel HHA.
Panel HHA	Not documented	480Y/277V, 3-phase, 4-wire	Supplies Panel HHB and a step-down transformer serving Panel LHHA.
Panel HHB	60A	480Y/277V, 3-phase, 4-wire	Serves downstream normal power loads.
HHA Step-Down Transformer	Not documented	480V–208Y/120V, 3-phase	Supplies Panel LHHA.
Panel LHHA	100A MCB	208Y/120V, 3-phase, 4-wire	Serves downstream normal power loads.

Equipment Condition

Automatic Transfer Switch TS3, which serves the Building H emergency power distribution system, appears to be original to the building and is in poor condition. The Service No. 1 disconnect within the storage bay area also does not maintain adequate working clearance due to its location within the secured caged enclosure.

Recommendations

Electrical Service

The existing electrical services serving Building H are adequately sized to support the existing and anticipated renovated building loads and do not require an increase in service capacity. Improvements are recommended to address the age and condition of the emergency power equipment, provide full-building generator backup, improve equipment access, and relocate critical utility and emergency power equipment outside of the secured perimeter.

Utility Transformer and Services

Replace and relocate the existing Dominion Energy transformer to a location outside of the secured perimeter to improve utility access for routine maintenance and future equipment replacement. Maintain Service No. 1 and Service No. 2 at their existing capacities, as the existing electrical services are adequate to support the anticipated building loads. Extend new service conductors from the relocated transformer to the existing service distribution equipment as required.

- **Service No. 1:** Maintain the existing 400A Service No. 1 configuration serving the storage bay area. Modify or relocate the service equipment as required to provide NEC-compliant working clearances around the 400A service disconnect and associated distribution equipment. Existing downstream panelboards and transformers shall generally be replaced in kind where replacement is required due to age or condition.
- **Service No. 2:** Maintain the existing Service No. 2 configuration and three service disconnecting means within the main electrical room. Existing service and downstream distribution equipment shall generally be replaced in kind where required due to age or condition, maintaining the existing system voltages and equipment ratings unless final design calculations indicate otherwise.

Emergency and Standby Power

Remove the existing 250 kW diesel generator and provide a new 750 kW, 480Y/277V, 3-phase, 4-wire diesel generator sized to provide backup power for the entire Building H facility. Locate the new generator outside of the secured perimeter adjacent to the relocated utility transformer where practical to improve access for maintenance, equipment replacement, and diesel fuel deliveries. The generator shall be provided with separate output circuit breakers for the individual emergency power systems to maintain separation between the existing distribution systems.

Automatic Transfer Switches

Provide two new automatic transfer switches to extend generator backup to both electrical services, with one transfer switch associated with Service No. 1 and one associated with Service No. 2. In addition, replace existing Automatic Transfer Switch TS3 in kind due to its age and poor condition. The transfer switches and associated emergency distribution systems shall remain electrically separated to maintain the existing separation between the emergency power systems. Final transfer switch ratings shall be coordinated with the existing service ratings, generator output breakers, feeders, overcurrent protection, and calculated emergency loads.

Generator and Utility Access

Locate the new generator and replacement utility transformer outside of the secured perimeter in locations accessible to Dominion Energy personnel, maintenance contractors, and fuel delivery vehicles. The arrangement shall reduce the need for outside personnel and service vehicles to enter the secured facility while providing adequate working clearances and access for operation, maintenance, and future equipment replacement.

Primary Electrical Distribution System Recommendations

The existing primary electrical service shall be upgraded to provide a new primary distribution system serving the replacement utility transformers located outside of the secured perimeter. The point of connection shall be at the existing overhead utility service pole where the primary metering is located. From this point, new underground primary-voltage feeders shall be extended to the new transformer locations using a looped distribution configuration to improve system reliability and provide flexibility for isolation and maintenance of individual portions of the system. The new primary distribution system shall include the required conduits, conductors, manholes or pull structures, sectionalizing equipment, switches, terminations, grounding, transformers, and other associated

equipment necessary for a complete installation. Coordination shall be provided with the serving utility company to establish an agreement under which the new primary distribution system and transformers will be installed as part of the project in accordance with utility requirements and subsequently owned, operated, and maintained by the utility company.

Electrical Assessment Summary

The electrical assessment identified widespread aging and deterioration of service equipment, generators, automatic transfer switches, panelboards, transformers, and related distribution components. Several electrical rooms lack NEC-required working clearances, and major utility transformers and generators are located within the secured perimeter, complicating utility access, maintenance, equipment replacement, fuel delivery, and emergency response.

The existing electrical services serving Housing Units A/B, C/D, and N/O do not have adequate capacity for the proposed HVAC improvements. Replace the existing 500 kVA transformers with 750 kVA pad-mounted transformers and provide new 2,000A, 208Y/120V services. Replace the existing generators with larger units capable of supporting the anticipated renovated loads, with separate output breakers and transfer equipment for the life-safety and optional standby systems. Replace deteriorated distribution equipment, reconfigure electrical rooms to provide compliant clearances, and evaluate existing feeders and branch circuits during design for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Preliminary demand estimates range from approximately 488.6 kW to 591.4 kW per housing-unit pair and must be confirmed through detailed load studies before final design.

Within the housing cells, replace the existing fluorescent fixtures and damaged, non-GFCI receptacles with custom detention-grade assemblies integrating LED lighting and GFCI-protected receptacles into a single secure unit. Locate GFCI protection at the circuit breakers outside the cells, replace receptacle conductors, and reuse existing conduit pathways only where they are serviceable and adequately sized.

For Buildings E/F, G, and J, replace the aging common utility transformer, generator, service equipment, and major distribution components while generally maintaining the existing building service capacities and system voltages. Provide a new 750 kW generator with separate output breakers and automatic transfer switches for each building. Building H’s existing services have sufficient capacity for the anticipated renovations; however, its aged emergency-power equipment requires replacement, including a new 750 kW full-building generator, separate transfer equipment for the two services, and replacement of ATS TS3.

Relocate replacement utility transformers and generators outside the secured perimeter and provide a new underground, looped primary distribution system connected at the existing utility metering point. Coordinate the final system with Dominion Energy for installation, ownership, operation, and maintenance.

Nottoway Cost Estimate

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER

PACE COLLABORATIVE
Richmond, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
26226

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

	ITEM DESCRIPTION	NO	UNIT						TOTAL
1	NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O	1	LS						$ 28,995,884.35
2	NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J	1	LS						$ 27,086,304.59
3									
4									
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11									
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31									
32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**					[Based on anticipated 2028 Construction Start - Fall]			**$ 56,082,188.95**

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER | HOUSING UNITS: A-B-C-D + N-O

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

PACE COLLABORATIVE
VA. BEACH, VA.

ESTIMATED BY:
PACE COLLABORATIVE

STATUS OF DESIGN:
FINAL SUBMITTAL

ID NO

PACE
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	ITEM DESCRIPTION	QUANTITY NO	QUANTITY UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
1									
2	**RENOVATION WORK**								
3	GENERAL CONDITIONS	1	LS	$ 193,095.00	$ 193,095.00	$ 955,710.00	$ 955,710.00	$ 1,148,805.00	**$ 1,148,805.00**
4	ARCHITECTURAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 1,455,184.50	$ 1,455,184.50	$ 1,455,184.50	**$ 1,455,184.50**
5	ARCHITECTURAL | NEW WORK TOTALS	1	LS	$ 1,822,626.00	$ 1,822,626.00	$ 1,830,187.50	$ 1,830,187.50	$ 3,652,813.50	**$ 3,652,813.50**
6	MECHANICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 506,408.85	$ 506,408.85	$ 506,408.85	**$ 506,408.85**
7	MECHANICAL | NEW WORK TOTALS	1	LS	$ 5,743,764.00	$ 5,743,764.00	$ 3,246,310.80	$ 3,246,310.80	$ 8,990,074.80	**$ 8,990,074.80**
8	ELECTRICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 710,145.00	$ 710,145.00	$ 710,145.00	**$ 710,145.00**
9	ELECTRICAL | NEW WORK TOTALS	1	LS	$ 1,676,025.00	$ 1,676,025.00	$ 1,210,987.50	$ 1,210,987.50	$ 2,887,012.50	**$ 2,887,012.50**
10	STRUCTURAL | DEMO WORK TOTALS	1	LS	$ 24,570.00	$ 24,570.00	$ 50,310.00	$ 50,310.00	$ 74,880.00	**$ 74,880.00**
11	STRUCTURAL | NEW WORK TOTALS	1	LS	$ 122,850.00	$ 122,850.00	$ 193,500.00	$ 193,500.00	$ 316,350.00	**$ 316,350.00**
12									
13								**SUB-TOTAL**	**$ 19,741,674.15**
14									
15	**CONTRACTOR'S APPLICABLE FEES & MARKUPS**								
16	GC (Prime): Building Permits & Inspections				$ 19,741,674.15	x	0.25%	=	**$ 49,354.19**
17	GC (Prime): General Liability & Bonds				$ 19,741,674.15	x	1.25%	=	**$ 246,770.93**
18	GC (Prime): GC's Applicable OH&P Markups				$ 19,741,674.15	x	7.25%	=	**$ 1,431,271.38**
19	GC (Prime): Gross Receipt Taxes				$ 19,741,674.15	x	6.00%	=	**$ 1,184,500.45**
20	GC (Prime): Construction Contingency				$ 19,741,674.15	x	7.25%	=	**$ 1,431,271.38**
21	GC (Prime): Davis-Bacon Wages				$ 19,741,674.15	x	12.50%	=	**$ 2,467,709.27**
22								**SUB-TOTAL**	**$ 6,810,877.58**
23									
24	**TOTAL CONSTRUCTION BUDGET ESTIMATES | CIP PROJECT PLANNING SCHEDULE**							[Based on Projected 3-Year Annual Escalation Rates]	
25	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2027 CONSTRUCTION START (Fall)				$ 26,552,551.73	+	4.75%	=	$ 27,813,797.94
26	**TOTAL CONSTRUCTION BUDGET ESTIMATE: 2028 CONSTRUCTION START (Fall)**				**$ 27,813,797.94**	**+**	**4.25%**	**=**	**$ 28,995,884.35**
27	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2029 CONSTRUCTION START (Fall)				$ 28,995,884.35	+	4.00%	=	$ 30,155,719.73
28									
29								**SUB-TOTAL**	**$ 28,995,884.35**
30									
31									
32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**							[Based on anticipated 2028 Construction Start - Fall]	**$ 28,995,884.35**

PRELIMINARY BUDGET ESTIMATE | SUB-CONTRACTOR MARKUP FACTORS

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER | HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO
0

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

			MATERIAL COST		LABOR COST		
			% MARK UP		% MARK UP		
1	**SUB-CONTRACTORS MARKUPS**						
2	SC - APPLICABLE OVERHEAD		0.00%		12.00%		
3	SC - APPLICABLE PROFIT		10.00%		10.00%		
4	SC - GENERAL LIABILITY & BONDS		1.00%		1.00%		
5	SC - APPLICABLE TAX - MATERIALS		6.00%		0.00%		
6	SC - APPLICABLE TAX - LABOR		0.00%		6.00%		
7	-		0.00%		0.00%		
8	-		0.00%		0.00%		
9	-		0.00%		0.00%		
10	-		0.00%		0.00%		
11	-		0.00%		0.00%		
12							
13	**TOTAL	SUB-CONTRACTOR MARK-UP**		**17.00%**		**29.00%**		

PRELIMINARY BUDGET ESTIMATE | GENERAL CONDITIONS

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**GENERAL CONDITIONS**								
3	CONSTRUCTION SITE PROTECTIVE FENCING/BARRIERS	16	MO	$ 2,000.00	$ 32,000.00	$ 750.00	$ 12,000.00	$ 2,750.00	$ 44,000.00
4	WASTE MANAGEMENT [Dumpsters I Disposal / Recycling Data]	16	MO	$ 3,000.00	$ 48,000.00	$ -	$ -	$ 3,000.00	$ 48,000.00
5	PROJECT JOBSITE SIGNAGE	1	EA	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 2,500.00	$ 2,500.00
6	SENIOR PROJECT MANAGER [Assume '1' SR PM at 15%]	68	WK	$ -		$ 500.00	$ 34,000.00	$ 500.00	$ 34,000.00
7	PROJECT MANAGER [Assume '1' PM at 50%]	68	WK	$ -		$ 2,250.00	$ 153,000.00	$ 2,250.00	$ 153,000.00
8	PROJECT MANAGER ASSISTANT [Assume '1' PM at 50%]	68	WK	$ -		$ 2,800.00	$ 190,400.00	$ 2,800.00	$ 190,400.00
9	PROJECT SITE SUPERINTENDANT [Assume '2' Full-Time at 100%]	68	WK	$ -		$ 5,600.00	$ 380,800.00	$ 5,600.00	$ 380,800.00
10	OFFICE - EQUIPMENT & SUPPLIES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
11	OFFICE - TELEPHONES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
12	OFFICE - TRAILER	16	MO	$ 1,500.00	$ 24,000.00	$ -	$ -	$ 1,500.00	$ 24,000.00
13	STORAGE CONTAINER [Assume 4 Portable Storage Units]	16	MO	$ 1,750.00	$ 28,000.00	$ -	$ -	$ 1,750.00	$ 28,000.00
14	PORTABLE TOILETS [Assume 2 Units]	16	MO	$ 600.00	$ 9,600.00	$ -	$ -	$ 600.00	$ 9,600.00
15	PROJECT SITE WEEKLY CLEANUP & FINAL CLEANUP	68	WK	$ 350.00	$ 23,800.00	$ -	$ -	$ 350.00	$ 23,800.00
16	PERMITS AND FEES	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
17	SUBMITTAL DOCUMENTATION [Product Data I Shop Dwgs I Closeout]	1	LS	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
18	MOBILIZATION + FENCING [Assume Multiple Re-Mobilizations]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
19	EQUIPMENT RENTAL [Scissor Lifts, Walkway OH Protection, etc]	1	LS	$ -	$ -	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00
20	MATERIAL STORAGE AND HANDLING	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
21									
22	**SUB-TOTAL**				**$ 183,900.00**		**$ 910,200.00**		**$ 1,094,100.00**
23									
24									
25	**GENERAL CONDITIONS - CONTINGENCY ALLOWANCE**	5.00%			$ 9,195.00		$ 45,510.00		$ 54,705.00
26									
27	**TOTAL**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**
28									
29									
30	**TOTAL COST I GENERAL CONDITIONS**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL-FRAME SECURITY CELL WINDOWS-GRILLES [REMOVAL]	680	EA	$ -	$ -	$ 950.00	$ 646,000.00	$ 950.00	$ 646,000.00
6	EXT: ALUM STOREFRONT FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
7	EXT: ALUM CURTAINWALL FRAMED GLASS WINDOWS [REMOVAL]	560	SF	$ -	$ -	$ 55.00	$ 30,800.00	$ 55.00	$ 30,800.00
8	EXT: ALUM STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
9	EXT: ALUM STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
10	EXT: ALUM STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
11	EXT: HM-FRAME STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	21	EA	$ -	$ -	$ 950.00	$ 19,950.00	$ 950.00	$ 19,950.00
12	EXT: HM-FRAME STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ 24,000.00
18	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
19	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 9,000.00
20	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
21									
22	**HOUSING UNITS: N**								
23									
24	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
25	EXT: STEEL-FRAME SECURITY CELL WINDOWS-GRILLES [REMOVAL]	170	EA	$ -	$ -	$ 950.00	$ 161,500.00	$ 950.00	$ 161,500.00
26	EXT: ALUM STOREFRONT FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
27	EXT: ALUM CURTAINWALL FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
28	EXT: ALUM STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
29	EXT: ALUM STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
30	EXT: ALUM STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
31	EXT: HM-FRAME STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	7	EA	$ -	$ -	$ 950.00	$ 6,650.00	$ 950.00	$ 6,650.00
32	EXT: HM-FRAME STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
33	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
35									
36	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
37	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00
38	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
39	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00
40	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
41									
42	**HOUSING UNITS: O**								
43									
44	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
45	EXT: STEEL-FRAME SECURITY CELL WINDOWS-GRILLES [REMOVAL]	170	EA	$ -	$ -	$ 950.00	$ 161,500.00	$ 950.00	$ 161,500.00
46	EXT: ALUM STOREFRONT FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
47	EXT: ALUM CURTAINWALL FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
48	EXT: ALUM STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
49	EXT: ALUM STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
50	EXT: ALUM STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
51	EXT: HM-FRAME STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	7	EA	$ -	$ -	$ 950.00	$ 6,650.00	$ 950.00	$ 6,650.00
52	EXT: HM-FRAME STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
53	-	0	-	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
54	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
55									
56	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
57	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00
58	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
59	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00
60	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
61									
62	**SUB-TOTAL**				$ -		$ 1,128,050.00		$ 1,128,050.00
63									
64	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ -	29.00%	$ 327,134.50		$ 327,134.50
65									
66									
67	**TOTAL I ARCHITECTURAL - DEMO WORK**				$ -		**$ 1,455,184.50**		**$ 1,455,184.50**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: SS WELDED FRAME PRISON CELL SECURITY WINDOWS-GRILLES [REPLACE]	680	EA	$ 1,100.00	$ 748,000.00	$ 1,200.00	$ 816,000.00	$ 2,300.00	$ 1,564,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	560	SF	$ 80.00	$ 44,800.00	$ 80.00	$ 44,800.00	$ 160.00	$ 89,600.00
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	4	EA	$ 7,500.00	$ 30,000.00	$ 5,000.00	$ 20,000.00	$ 12,500.00	$ 50,000.00
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	21	EA	$ 3,000.00	$ 63,000.00	$ 3,000.00	$ 63,000.00	$ 6,000.00	$ 126,000.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**NEW WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 40,000.00	$ 40,000.00	$ 20,000.00	$ 20,000.00	$ 60,000.00	$ 60,000.00
18	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
19	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
20	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 32,000.00	$ 32,000.00
21									
22	**HOUSING UNITS: N**								
23									
24	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
25	EXT: SS WELDED FRAME PRISON CELL SECURITY WINDOWS-GRILLES [REPLACE]	170	EA	$ 1,100.00	$ 187,000.00	$ 1,200.00	$ 204,000.00	$ 2,300.00	$ 391,000.00
26	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
27	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
28	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
29	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
30	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	2	EA	$ 7,500.00	$ 15,000.00	$ 5,000.00	$ 10,000.00	$ 12,500.00	$ 25,000.00
31	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	7	EA	$ 3,000.00	$ 21,000.00	$ 3,000.00	$ 21,000.00	$ 6,000.00	$ 42,000.00
32	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
33	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
35									
36	**NEW WORK I MEP EQUIPMENT REMOVAL**								
37	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00
38	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00
39	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00
40	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 8,000.00	$ 8,000.00
41									
42	**HOUSING UNITS: O**								
43									
44	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
45	EXT: SS WELDED FRAME PRISON CELL SECURITY WINDOWS-GRILLES [REPLACE]	170	EA	$ 1,100.00	$ 187,000.00	$ 300.00	$ 51,000.00	$ 1,400.00	$ 238,000.00
46	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 5.00	$ -	$ 65.00	$ -
47	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 250.00	$ -	$ 330.00	$ -
48	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 250.00	$ -	$ 3,750.00	$ -
49	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 500.00	$ -	$ 5,000.00	$ -
50	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	2	EA	$ 7,500.00	$ 15,000.00	$ 250.00	$ 500.00	$ 7,750.00	$ 15,500.00
51	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	7	EA	$ 3,000.00	$ 21,000.00	$ 350.00	$ 2,450.00	$ 3,350.00	$ 23,450.00
52	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ -	$ -	$ 3,750.00	$ -
53	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
54	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
55									
56	**NEW WORK I MEP EQUIPMENT REMOVAL**								
57	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 40,000.00	$ 40,000.00	$ 20,000.00	$ 20,000.00	$ 60,000.00	$ 60,000.00
58	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
59	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
60	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 32,000.00	$ 32,000.00
61									
62	**SUB-TOTAL**				$ 1,557,800.00		$ 1,418,750.00		$ 2,976,550.00
63									
64	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 264,826.00	29.00%	$ 411,437.50		$ 676,263.50
65									
66									
67	**TOTAL I ARCHITECTURAL - NEW WORK**				**$ 1,822,626.00**		**$ 1,830,187.50**		**$ 3,652,813.50**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	HOUSING UNIT 'A' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
4	HOUSING UNIT 'A' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
5	HOUSING UNIT 'A' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
6	HOUSING UNIT 'A' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
7	HOUSING UNIT 'A' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
8			-	$ -	$ -	$ -	$ -	$ -	$ -
9	HOUSING UNIT 'B' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
10	HOUSING UNIT 'B' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
11	HOUSING UNIT 'B' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
12	HOUSING UNIT 'B' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
13	HOUSING UNIT 'B' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
13			-	$ -	$ -	$ -	$ -	$ -	$ -
14			-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**HOUSING UNITS: C + D**								
17	HOUSING UNIT 'C' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
18	HOUSING UNIT 'C' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
19	HOUSING UNIT 'C' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
20	HOUSING UNIT 'C' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
21	HOUSING UNIT 'C' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
22			-	$ -	$ -	$ -	$ -	$ -	$ -
23	HOUSING UNIT 'D' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
24	HOUSING UNIT 'D' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
25	HOUSING UNIT 'D' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
26	HOUSING UNIT 'D' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
27	HOUSING UNIT 'D' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
28			-	$ -	$ -	$ -	$ -	$ -	$ -
29			-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
30									
31	**HOUSING UNITS: N + O**								
32	HOUSING UNIT 'N' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
33	HOUSING UNIT 'N' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
34	HOUSING UNIT 'N' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
35	HOUSING UNIT 'N' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
36	HOUSING UNIT 'N' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
37		-	-	$ -	$ -	$ -	$ -	$ -	$ -
38	HOUSING UNIT 'O' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
39	HOUSING UNIT 'O' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
40	HOUSING UNIT 'O' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
41	HOUSING UNIT 'O' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
42	HOUSING UNIT 'O' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
42									
39									
40	**SUB-TOTAL**				$ -		$ 392,565.00		$ 392,565.00
40									
41	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ -	29.00%	$ 113,843.85		$ 113,843.85
43									
44									
45	**TOTAL I MECHANICAL - DEMO WORK**				**$ -**		**$ 506,408.85**		**$ 506,408.85**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	HOUSING UNIT 'A' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
4	HOUSING UNIT 'A' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
5	HOUSING UNIT 'A' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
6	HOUSING UNIT 'A' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
7	HOUSING UNIT 'A' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
8									
9	HOUSING UNIT 'B' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
10	HOUSING UNIT 'B' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
11	HOUSING UNIT 'B' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
12	HOUSING UNIT 'B' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
13	HOUSING UNIT 'B' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
14			-	$ -	$ -	$ -	$ -	$ -	$ -
15			-	$ -	$ -	$ -	$ -	$ -	$ -
16	**HOUSING UNITS: C + D**								
17	HOUSING UNIT 'C' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
18	HOUSING UNIT 'C' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
19	HOUSING UNIT 'C' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
20	HOUSING UNIT 'C' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
21	HOUSING UNIT 'C' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
22									
23	HOUSING UNIT 'D' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
24	HOUSING UNIT 'D' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
25	HOUSING UNIT 'D' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
26	HOUSING UNIT 'D' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
27	HOUSING UNIT 'D' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
28			-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
29			-	$ -	$ -	$ -	$ -	$ -	$ -
30	**HOUSING UNITS: N + O**								
31	HOUSING UNIT 'N' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
32	HOUSING UNIT 'N' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
33	HOUSING UNIT 'N' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
34	HOUSING UNIT 'N' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
35	HOUSING UNIT 'N' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
36									
37	HOUSING UNIT 'O' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
38	HOUSING UNIT 'O' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
39	HOUSING UNIT 'O' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
40	HOUSING UNIT 'O' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
41	HOUSING UNIT 'O' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
42									
43									
44									
45	**SUB-TOTAL**				$ 4,909,200.00		$ 2,516,520.00		$ 7,425,720.00
46									
47	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 834,564.00	29.00%	$ 729,790.80		$ 1,564,354.80
48									
49									
50	**TOTAL I MECHANICAL - DEMO WORK**				**$ 5,743,764.00**		**$ 3,246,310.80**		**$ 8,990,074.80**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	EXIST 300 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
4	EXIST 800A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
5	EXIST 250 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
6	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
7	EXIST NORMAL PANELBOARDS [REMOVE]	7	EA	$ -	$ -	$ 2,500.00	$ 17,500.00	$ 2,500.00	$ 17,500.00
8	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
9	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	340	EA	$ -	$ -	$ 250.00	$ 85,000.00	$ 250.00	$ 85,000.00
10	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
11	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
12	EXIST DISTRIBUTION PANELS - 2ND LEVEL [REMOVE & RELOCATE]	4	EA	$ -	$ -	$ 5,000.00	$ 20,000.00	$ 5,000.00	$ 20,000.00
13	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
14	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
15	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
16									
17	**HOUSING UNITS: C + D**								
18	EXIST 300 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
19	EXIST 800A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
20	EXIST 250 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
21	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
22	EXIST NORMAL PANELBOARDS [REMOVE]	7	EA	$ -	$ -	$ 2,500.00	$ 17,500.00	$ 2,500.00	$ 17,500.00
23	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
24	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	340	EA	$ -	$ -	$ 250.00	$ 85,000.00	$ 250.00	$ 85,000.00
25	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
26									
27									
28									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
29	**HOUSING UNITS: N**								
30	EXIST 150 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
31	EXIST 600A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
32	EXIST 150 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
33	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	3	EA	$ -	$ -	$ 2,500.00	$ 7,500.00	$ 2,500.00	$ 7,500.00
34	EXIST NORMAL PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
35	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
36	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	170	EA	$ -	$ -	$ 250.00	$ 42,500.00	$ 250.00	$ 42,500.00
37	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
38									
39									
40	**HOUSING UNITS: O**								
41	EXIST 150 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
42	EXIST 600A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
43	EXIST 150 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
44	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	3	EA	$ -	$ -	$ 2,500.00	$ 7,500.00	$ 2,500.00	$ 7,500.00
45	EXIST NORMAL PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
46	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
47	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	170	EA	$ -	$ -	$ 250.00	$ 42,500.00	$ 250.00	$ 42,500.00
48	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
49									
50									
51									
52	**SUB-TOTAL**				$ -		$ 550,500.00		$ 550,500.00
53									
54	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ -	29.00%	$ 159,645.00		$ 159,645.00
55									
56									
57	**TOTAL I ELECTRICAL - DEMO WORK**				**$ -**		**$ 710,145.00**		**$ 710,145.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	NEW 750 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
4	NEW 2000A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	1	EA	$ 15,000.00	$ 15,000.00	$ 3,500.00	$ 3,500.00	$ 18,500.00	$ 18,500.00
5	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE]	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
6	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
7	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
8	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
9	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	340	EA	$ 450.00	$ 153,000.00	$ 325.00	$ 110,500.00	$ 775.00	$ 263,500.00
10	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00
11									
12	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
13	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
14	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
15									
16	**HOUSING UNITS: C + D**								
17	NEW 750 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
18	NEW 2000A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	1	EA	$ 15,000.00	$ 15,000.00	$ 3,500.00	$ 3,500.00	$ 18,500.00	$ 18,500.00
19	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE]	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
20	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
21	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
22	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
23	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	340	EA	$ 450.00	$ 153,000.00	$ 325.00	$ 110,500.00	$ 775.00	$ 263,500.00
24	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00
25	-		-	$ -	$ -	$ -	$ -	$ -	$ -
26	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
27	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
28	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
29	-		-	$ -	$ -	$ -	$ -	$ -	$ -
30									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
31	**HOUSING UNITS: N**								
32	NEW 500 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,000.00	$ 3,000.00	$ 13,000.00	$ 13,000.00
33	NEW 1200A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	1	EA	$ 15,000.00	$ 15,000.00	$ 3,000.00	$ 3,000.00	$ 18,000.00	$ 18,000.00
34	NEW 400 kW DIESEL GENERATOR & 800A ATS [REPLACE]	1	EA	$ 155,000.00	$ 155,000.00	$ 25,000.00	$ 25,000.00	$ 180,000.00	$ 180,000.00
35	NEW DISTRIBUTION PANELBOARDS [REPLACE]	2	EA	$ 5,000.00	$ 10,000.00	$ 2,500.00	$ 5,000.00	$ 7,500.00	$ 15,000.00
36	NEW NORMAL PANELBOARDS [REPLACE]	3	EA	$ 5,000.00	$ 15,000.00	$ 2,500.00	$ 7,500.00	$ 7,500.00	$ 22,500.00
37	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	3	EA	$ 5,000.00	$ 15,000.00	$ 2,000.00	$ 6,000.00	$ 7,000.00	$ 21,000.00
38	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	170	EA	$ 450.00	$ 76,500.00	$ 325.00	$ 55,250.00	$ 775.00	$ 131,750.00
39	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 35,000.00	$ 35,000.00
40									
41	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 7,500.00	$ 7,500.00	$ 17,500.00	$ 17,500.00	$ 25,000.00	$ 25,000.00
42	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 7,500.00	$ 7,500.00	$ 17,500.00	$ 17,500.00	$ 25,000.00	$ 25,000.00
43	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 17,500.00	$ 17,500.00	$ 37,500.00	$ 37,500.00	$ 55,000.00	$ 55,000.00
44									
45	**HOUSING UNITS: O**								
46	NEW 500 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	0	EA	$ 10,000.00	$ -	$ 3,000.00	$ -	$ 13,000.00	$ -
47	NEW 1200A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	0	EA	$ 15,000.00	$ -	$ 3,000.00	$ -	$ 18,000.00	$ -
48	NEW 400 kW DIESEL GENERATOR & 800A ATS [REPLACE]	0	EA	$ 155,000.00	$ -	$ 25,000.00	$ -	$ 180,000.00	$ -
49	NEW DISTRIBUTION PANELBOARDS [REPLACE]	0	EA	$ 5,000.00	$ -	$ 2,500.00	$ -	$ 7,500.00	$ -
50	NEW NORMAL PANELBOARDS [REPLACE]	0	EA	$ 5,000.00	$ -	$ 2,500.00	$ -	$ 7,500.00	$ -
51	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	0	EA	$ 5,000.00	$ -	$ 2,000.00	$ -	$ 7,000.00	$ -
52	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	0	EA	$ 450.00	$ -	$ 325.00	$ -	$ 775.00	$ -
53	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	0	LS	$ 17,500.00	$ -	$ 17,500.00	$ -	$ 35,000.00	$ -
54									
55	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	0	LS	$ 7,500.00	$ -	$ 17,500.00	$ -	$ 25,000.00	$ -
56	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	0	LS	$ 7,500.00	$ -	$ 17,500.00	$ -	$ 25,000.00	$ -
57	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	0	LS	$ 17,500.00	$ -	$ 37,500.00	$ -	$ 55,000.00	$ -
58									
59	**SUB-TOTAL**				$ 1,432,500.00		$ 938,750.00		$ 2,371,250.00
60									
61	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 243,525.00	29.00%	$ 272,237.50		$ 515,762.50
62									
63									
64	**TOTAL I ELECTRICAL - NEW WORK**				**$ 1,676,025.00**		**$ 1,210,987.50**		**$ 2,887,012.50**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**DEMOLITION WORK I EXIST MAIN BUILDING STRUCTURE**								
5	UNIT 'A' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
6	UNIT 'B' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
7	UNIT 'C' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
8	UNIT 'D' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
9	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
10	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
11	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	**DEMOLITION WORK I EXIST ROOF STRUCTURE - MEP EQUIP REMOVAL**								
14	UNIT 'A' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
15	UNIT 'B' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
16	UNIT 'C' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
17	UNIT 'D' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
18	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
19	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
20	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
21									
22	**HOUSING UNITS: N**								
23									
24	**DEMOLITION WORK I EXIST MAIN BUILDING STRUCTURE**								
25	UNIT 'N' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
26	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
27	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
28	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
29									
30	**DEMOLITION WORK I EXIST ROOF STRUCTURE - MEP EQUIP REMOVAL**								
31	UNIT 'N' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
32	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
33	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
35									

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
36	**HOUSING UNITS: O**								
37									
38	**DEMOLITION WORK I EXIST MAIN BUILDING STRUCTURE**								
39	UNIT 'O' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
40	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
41	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
42	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
43									
44	**DEMOLITION WORK I EXIST ROOF STRUCTURE - MEP EQUIP REMOVAL**								
45	UNIT 'O' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
46	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
47	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
48	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
49									
50	**SUB-TOTAL**				$ 21,000.00		$ 39,000.00		$ 60,000.00
51									
52	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 3,570.00	29.00%	$ 11,310.00		$ 14,880.00
53									
54									
55	**TOTAL I STRUCTURAL - DEMO WORK**				**$ 24,570.00**		**$ 50,310.00**		**$ 74,880.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**NEW WORK I EXIST MAIN BUILDING STRUCTURE**								
5	UNIT 'A' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
6	UNIT 'B' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
7	UNIT 'C' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
8	UNIT 'D' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
9	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
10	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
11	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	**NEW WORK I EXIST ROOF STRUCTURE - NEW MEP ROOFTOP EQUIPMENT**								
14	UNIT 'A' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
15	UNIT 'B' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
16	UNIT 'C' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
17	UNIT 'D' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
18	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
19	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
20	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
21									
22	**HOUSING UNITS: N**								
23									
24	**NEW WORK I EXIST MAIN BUILDING STRUCTURE**								
25	UNIT 'N' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
26	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
27	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
28	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
29									
30	**NEW WORK I EXIST ROOF STRUCTURE - NEW MEP ROOFTOP EQUIPMENT**								
31	UNIT 'N' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
32	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
33	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
35									

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N-O

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
36	**HOUSING UNITS: O**								
37									
38	**NEW WORK I EXIST MAIN BUILDING STRUCTURE**								
39	UNIT 'O' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
40	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
41	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
42	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
43									
44	**NEW WORK I EXIST ROOF STRUCTURE - NEW MEP ROOFTOP EQUIPMENT**								
45	UNIT 'O' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
46	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
47	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
48	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
49									
50	**SUB-TOTAL**				$ 105,000.00		$ 150,000.00		$ 255,000.00
51									
52	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 17,850.00	29.00%	$ 43,500.00		$ 61,350.00
53									
54									
55	**TOTAL I STRUCTURAL - NEW WORK**				**$ 122,850.00**		**$ 193,500.00**		**$ 316,350.00**

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER | BUILDINGS: E-F + G + H + I + J

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

STATUS OF DESIGN:
FINAL SUBMITTAL

	ITEM DESCRIPTION	QUANTITY NO	UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
1									
2	**RENOVATION WORK**								
3	GENERAL CONDITIONS	1	LS	$ 193,095.00	$ 193,095.00	$ 955,710.00	$ 955,710.00	$ 1,148,805.00	**$ 1,148,805.00**
4	ARCHITECTURAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 472,978.50	$ 472,978.50	$ 472,978.50	**$ 472,978.50**
5	ARCHITECTURAL | NEW WORK TOTALS	1	LS	$ 941,382.00	$ 941,382.00	$ 1,450,347.00	$ 1,450,347.00	$ 2,391,729.00	**$ 2,391,729.00**
6	MECHANICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 739,727.93	$ 739,727.93	$ 739,727.93	**$ 739,727.93**
7	MECHANICAL | NEW WORK TOTALS	1	LS	$ 6,426,966.49	$ 6,426,966.49	$ 3,381,754.35	$ 3,381,754.35	$ 9,808,720.84	**$ 9,808,720.84**
8	ELECTRICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 645,645.00	$ 645,645.00	$ 645,645.00	**$ 645,645.00**
9	ELECTRICAL | NEW WORK TOTALS	1	LS	$ 1,382,548.05	$ 1,382,548.05	$ 1,510,796.40	$ 1,510,796.40	$ 2,893,344.45	**$ 2,893,344.45**
10	STRUCTURAL | DEMO WORK TOTALS	1	LS	$ 29,250.00	$ 29,250.00	$ 37,410.00	$ 37,410.00	$ 66,660.00	**$ 66,660.00**
11	STRUCTURAL | NEW WORK TOTALS	1	LS	$ 80,437.50	$ 80,437.50	$ 193,500.00	$ 193,500.00	$ 273,937.50	**$ 273,937.50**
12									
13								**SUB-TOTAL**	**$ 18,441,548.21**
14									
15	**CONTRACTOR'S APPLICABLE FEES & MARKUPS**								
16	GC (Prime): Building Permits & Inspections				$ 18,441,548.21	x	0.25%	=	**$ 46,103.87**
17	GC (Prime): General Liability & Bonds				$ 18,441,548.21	x	1.25%	=	**$ 230,519.35**
18	GC (Prime): GC's Applicable OH&P Markups				$ 18,441,548.21	x	7.25%	=	**$ 1,337,012.25**
19	GC (Prime): Gross Receipt Taxes				$ 18,441,548.21	x	6.00%	=	**$ 1,106,492.89**
20	GC (Prime): Construction Contingency				$ 18,441,548.21	x	7.25%	=	**$ 1,337,012.25**
21	GC (Prime): Davis-Bacon Wages				$ 18,441,548.21	x	12.50%	=	**$ 2,305,193.53**
22								**SUB-TOTAL**	**$ 6,362,334.13**
23									
24	**TOTAL CONSTRUCTION BUDGET ESTIMATES | CIP PROJECT PLANNING SCHEDULE**							[Based on Projected 3-Year Annual Escalation Rates]	
25	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2027 CONSTRUCTION START (Fall)				$ 24,803,882.35	+	4.75%	=	$ 25,982,066.76
26	**TOTAL CONSTRUCTION BUDGET ESTIMATE: 2028 CONSTRUCTION START (Fall)**				$ 25,982,066.76	+	4.25%	=	**$ 27,086,304.59**
27	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2029 CONSTRUCTION START (Fall)				$ 27,086,304.59	+	4.00%	=	$ 28,169,756.78
28									
29								**SUB-TOTAL**	**$ 27,086,304.59**
30									
31									
32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**							[Based on anticipated 2028 Construction Start - Fall]	**$ 27,086,304.59**

PRELIMINARY BUDGET ESTIMATE | SUB-CONTRACTOR MARKUP FACTORS

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO
0

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
		PER UNIT	% MARK UP	PER UNIT	% MARK UP	PER UNIT	TOTAL
1	**SUB-CONTRACTORS MARKUPS**						
2	SC - APPLICABLE OVERHEAD		0.00%		12.00%		
3	SC - APPLICABLE PROFIT		10.00%		10.00%		
4	SC - GENERAL LIABILITY & BONDS		1.00%		1.00%		
5	SC - APPLICABLE TAX - MATERIALS		6.00%		0.00%		
6	SC - APPLICABLE TAX - LABOR		0.00%		6.00%		
7	-		0.00%		0.00%		
8	-		0.00%		0.00%		
9	-		0.00%		0.00%		
10	-		0.00%		0.00%		
11	-		0.00%		0.00%		
12							
13	**TOTAL I SUB-CONTRACTOR MARK-UP**		**17.00%**		**29.00%**		

PRELIMINARY BUDGET ESTIMATE | GENERAL CONDITIONS

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**GENERAL CONDITIONS**								
3	CONSTRUCTION SITE PROTECTIVE FENCING/BARRIERS	16	MO	$ 2,000.00	$ 32,000.00	$ 750.00	$ 12,000.00	$ 2,750.00	$ 44,000.00
4	WASTE MANAGEMENT [Dumpsters I Disposal / Recycling Data]	16	MO	$ 3,000.00	$ 48,000.00	$ -	$ -	$ 3,000.00	$ 48,000.00
5	PROJECT JOBSITE SIGNAGE	1	EA	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 2,500.00	$ 2,500.00
6	SENIOR PROJECT MANAGER [Assume '1' SR PM at 15%]	68	WK	$ -		$ 500.00	$ 34,000.00	$ 500.00	$ 34,000.00
7	PROJECT MANAGER [Assume '1' PM at 30%]	68	WK	$ -		$ 2,250.00	$ 153,000.00	$ 2,250.00	$ 153,000.00
8	PROJECT MANAGER ASSISTANT [Assume '1' PMA at 50%]	68	WK	$ -		$ 2,800.00	$ 190,400.00	$ 2,800.00	$ 190,400.00
9	PROJECT SITE SUPERINTENDANT [Assume '2' Full-Time at 100%]	68	WK	$ -		$ 5,600.00	$ 380,800.00	$ 5,600.00	$ 380,800.00
10	OFFICE - EQUIPMENT & SUPPLIES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
11	OFFICE - TELEPHONES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
12	OFFICE - TRAILER	16	MO	$ 1,500.00	$ 24,000.00	$ -	$ -	$ 1,500.00	$ 24,000.00
13	STORAGE CONTAINER [Assume 4 Portable Storage Units]	16	MO	$ 1,750.00	$ 28,000.00	$ -	$ -	$ 1,750.00	$ 28,000.00
14	PORTABLE TOILETS [Assume 2 Units]	16	MO	$ 600.00	$ 9,600.00	$ -	$ -	$ 600.00	$ 9,600.00
15	PROJECT SITE WEEKLY CLEANUP & FINAL CLEANUP	68	WK	$ 350.00	$ 23,800.00	$ -	$ -	$ 350.00	$ 23,800.00
16	PERMITS AND FEES	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
17	SUBMITTAL DOCUMENTATION [Product Data I Shop Dwgs I Closeout]	1	LS	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
18	MOBILIZATION + FENCING [Assume Multiple Re-Mobilizations]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
19	EQUIPMENT RENTAL [Scissor Lifts, Walkway OH Protection, etc]	1	LS	$ -	$ -	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00
20	MATERIAL STORAGE AND HANDLING	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
21									
22	**SUB-TOTAL**				**$ 183,900.00**		**$ 910,200.00**		**$ 1,094,100.00**
23									
24									
25	**GENERAL CONDITIONS - CONTINGENCY ALLOWANCE**	5.00%			$ 9,195.00		$ 45,510.00		$ 54,705.00
26									
27	**TOTAL**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**
28									
29									
30	**TOTAL COST I GENERAL CONDITIONS**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration]								
3									
4	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	20	EA	$ -	$ -	$ 950.00	$ 19,000.00	$ 950.00	$ 19,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 950.00	$ 3,800.00	$ 950.00	$ 3,800.00
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 950.00	$ 1,900.00	$ 950.00	$ 1,900.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 1,500.00	$ 3,000.00	$ 1,500.00	$ 3,000.00
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
18	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
19	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
20	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
21	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
22	-		-	$ -	$ -	$ -	$ -	$ -	$ -
23									
24	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 67,700.00		$ 67,700.00
25									
26	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 19,633.00		$ 19,633.00
27									
28	**BUILDING: E - F I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 87,333.00**		**$ 87,333.00**
29									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
30									
31	**BUILDING: G** [Main Entrance - Visitor Registration]								
32									
33	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
34	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	36	EA	$ -	$ -	$ 950.00	$ 34,200.00	$ 950.00	$ 34,200.00
35	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	340	SF	$ -	$ -	$ 45.00	$ 15,300.00	$ 45.00	$ 15,300.00
36	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
37	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
38	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
39	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
40	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 950.00	$ 1,900.00	$ 950.00	$ 1,900.00
41	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 1,500.00	$ 6,000.00	$ 1,500.00	$ 6,000.00
42	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
43	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
44									
45	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
46	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
47	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
48	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
49	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
50	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
51	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 98,400.00		$ 98,400.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 28,536.00		$ 28,536.00
56									
57	**BUILDING: G I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 126,936.00**		**$ 126,936.00**
58									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
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PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
59									
60	**BUILDING: H** [Kitchen - Dining]								
61									
62	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
63	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	20	EA	$ -	$ -	$ 950.00	$ 19,000.00	$ 950.00	$ 19,000.00
64	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
65	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
66	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
67	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
68	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
69	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	12	EA	$ -	$ -	$ 950.00	$ 11,400.00	$ 950.00	$ 11,400.00
70	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
71	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
72	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
73									
74	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
75	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
76	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
77	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
78	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
79	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
80	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
81									
82	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 72,900.00		$ 72,900.00
83									
84	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 21,141.00		$ 21,141.00
85									
86	**BUILDING: H I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 94,041.00**		**$ 94,041.00**
87									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
88									
89	**BUILDING: I** [Industry - Maintenance]								
90									
91	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
92	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	12	EA	$ -	$ -	$ 950.00	$ 11,400.00	$ 950.00	$ 11,400.00
93	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
94	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
95	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
96	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
97	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
98	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 950.00	$ 3,800.00	$ 950.00	$ 3,800.00
99	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
100	-	0	-	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
101	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
102									
103	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
104	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
105	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
106	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
107	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
108	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
109	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
110									
111	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 57,700.00		$ 57,700.00
112									
113	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 16,733.00		$ 16,733.00
114									
115	**BUILDING: I I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 74,433.00**		**$ 74,433.00**
116									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
117									
118	**BUILDING: J** [Support Facilities]								
119									
120	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
121	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	15	EA	$ -	$ -	$ 950.00	$ 14,250.00	$ 950.00	$ 14,250.00
122	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
123	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
124	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
125	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	5	EA	$ -	$ -	$ 1,500.00	$ 7,500.00	$ 1,500.00	$ 7,500.00
126	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
127	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	6	EA	$ -	$ -	$ 950.00	$ 5,700.00	$ 950.00	$ 5,700.00
128	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
129	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
130	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
131									
132	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
133	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
134	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
135	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
136	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
137	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
138	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
139									
140	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 69,950.00		$ 69,950.00
141									
142	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 20,285.50		$ 20,285.50
143									
144	**BUILDING: J I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 90,235.50**		**$ 90,235.50**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ARCHITECTURAL - DEMO WORK		**$ -**		**$ 472,978.50**		**$ 472,978.50**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration]								
3									
4	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	20	EA	$ 1,100.00	$ 22,000.00	$ 1,200.00	$ 24,000.00	$ 2,300.00	$ 46,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	4	EA	$ 3,500.00	$ 14,000.00	$ 3,000.00	$ 12,000.00	$ 6,500.00	$ 26,000.00
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	2	EA	$ 3,000.00	$ 6,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 12,000.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	2	EA	$ 3,750.00	$ 7,500.00	$ 3,500.00	$ 7,000.00	$ 7,250.00	$ 14,500.00
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**NEW WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
18	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
19	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
20	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 30,000.00	$ 30,000.00	$ 70,000.00	$ 70,000.00	$ 100,000.00	$ 100,000.00
21	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00	$ 50,000.00	$ 50,000.00
22	-		-	$ -	$ -	$ -	$ -	$ -	$ -
23									
24	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 144,500.00		$ 194,000.00		$ 338,500.00
25									
26	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 24,565.00	29.00%	$ 56,260.00		$ 80,825.00
27									
28	**BUILDING: E - F I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 169,065.00**		**$ 250,260.00**		**$ 419,325.00**
29									
30									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
31	**BUILDING: G** [Main Entrance - Visitor Registration]								
32									
33	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
34	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	36	EA	$ 1,100.00	$ 39,600.00	$ 1,200.00	$ 43,200.00	$ 2,300.00	$ 82,800.00
35	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	340	SF	$ 60.00	$ 20,400.00	$ 60.00	$ 20,400.00	$ 120.00	$ 40,800.00
36	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
37	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
38	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
39	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	1	EA	$ 10,000.00	$ 10,000.00	$ 7,500.00	$ 7,500.00	$ 17,500.00	$ 17,500.00
40	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	2	EA	$ 3,000.00	$ 6,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 12,000.00
41	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	4	EA	$ 3,750.00	$ 15,000.00	$ 3,500.00	$ 14,000.00	$ 7,250.00	$ 29,000.00
42	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
43	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
44									
45	**NEW WORK I MEP EQUIPMENT REMOVAL**								
46	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
47	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 3,500.00	$ 3,500.00	$ 15,000.00	$ 15,000.00	$ 18,500.00	$ 18,500.00
48	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
49	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 35,000.00	$ 35,000.00	$ 70,000.00	$ 70,000.00	$ 105,000.00	$ 105,000.00
50	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00	$ 50,000.00	$ 50,000.00
51	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 179,500.00		$ 236,100.00		$ 415,600.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 30,515.00	29.00%	$ 68,469.00		$ 98,984.00
56									
57	**BUILDING: G I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 210,015.00**		**$ 304,569.00**		**$ 514,584.00**
58									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
59									
60	**BUILDING: H** [Kitchen - Dining]								
61									
62	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
63	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	0	EA	$ 1,100.00	$ -	$ 1,200.00	$ -	$ 2,300.00	$ -
64	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
65	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
66	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
67	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
68	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
69	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	6	EA	$ 3,000.00	$ 18,000.00	$ 3,000.00	$ 18,000.00	$ 6,000.00	$ 36,000.00
70	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
71	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
72	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
73									
74	**NEW WORK I MEP EQUIPMENT REMOVAL**								
75	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 30,000.00	$ 30,000.00	$ 15,000.00	$ 15,000.00	$ 45,000.00	$ 45,000.00
76	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
77	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
78	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 50,000.00	$ 50,000.00	$ 100,000.00	$ 100,000.00	$ 150,000.00	$ 150,000.00
79	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
80	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
81									
82	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 153,000.00		$ 213,000.00		$ 366,000.00
83									
84	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 26,010.00	29.00%	$ 61,770.00		$ 87,780.00
85									
86	**BUILDING: H I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 179,010.00**		**$ 274,770.00**		**$ 453,780.00**
87									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
88									
89	**BUILDING: I** [Industry - Maintenance]								
90									
91	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
92	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	24	EA	$ 1,100.00	$ 26,400.00	$ 1,200.00	$ 28,800.00	$ 2,300.00	$ 55,200.00
93	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
94	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
95	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
96	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
97	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
98	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	12	EA	$ 3,000.00	$ 36,000.00	$ 3,000.00	$ 36,000.00	$ 6,000.00	$ 72,000.00
99	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
100	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
101	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
102									
103	**NEW WORK I MEP EQUIPMENT REMOVAL**			$ -					
104	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
105	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
106	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
107	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 50,000.00	$ 50,000.00	$ 100,000.00	$ 100,000.00	$ 150,000.00	$ 150,000.00
108	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
109	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
110									
111	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 182,400.00		$ 259,800.00		$ 442,200.00
112									
113	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 31,008.00	29.00%	$ 75,342.00		$ 106,350.00
114									
115	**BUILDING: I | SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 213,408.00**		**$ 335,142.00**		**$ 548,550.00**
116									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
117									
118	**BUILDING: J** [Support Facilities]								
119									
120	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
121	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	12	EA	$ 1,100.00	$ 13,200.00	$ 1,200.00	$ 14,400.00	$ 2,300.00	$ 27,600.00
122	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
123	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
124	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
125	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
126	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
127	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	4	EA	$ 3,000.00	$ 12,000.00	$ 3,000.00	$ 12,000.00	$ 6,000.00	$ 24,000.00
128	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
129	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
130	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
131									
132	**NEW WORK I MEP EQUIPMENT REMOVAL**			$ -					
133	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
134	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
135	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
136	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 50,000.00	$ 50,000.00	$ 100,000.00	$ 100,000.00	$ 150,000.00	$ 150,000.00
137	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
138	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
139									
140	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 145,200.00		$ 221,400.00		$ 366,600.00
141									
142	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 24,684.00	29.00%	$ 64,206.00		$ 88,890.00
143									
144	**BUILDING: J I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 169,884.00**		**$ 285,606.00**		**$ 455,490.00**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ARCHITECTURAL - NEW WORK		**$ 941,382.00**		**$ 1,450,347.00**		**$ 2,391,729.00**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
5	BUILDING UNIT: 'E' I 1st LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 6.00	$ 33,000.00	$ 6.00	$ 33,000.00
6	BUILDING UNIT: 'E' I 2nd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
7	BUILDING UNIT: 'E' I ROOF LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 4.00	$ 22,000.00	$ 4.00	$ 22,000.00
8	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
9	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
10	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
11	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	BUILDING UNIT: 'F' I 1st LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 6.00	$ 33,000.00	$ 6.00	$ 33,000.00
14	BUILDING UNIT: 'F' I 2nd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
15	BUILDING UNIT: 'F' I ROOF LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 4.00	$ 22,000.00	$ 4.00	$ 22,000.00
16	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
17	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
20									
21	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 110,000.00		$ 110,000.00
22									
23	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 31,900.00		$ 31,900.00
24									
25	**BUILDING: E - F I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 141,900.00**		**$ 141,900.00**
26									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

	ITEM DESCRIPTION	QUANTITY NO	QUANTITY UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
27									
28	**BUILDING: G** [Main Entrance - Visitor Registration]								
29									
30	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
31	BUILDING UNIT: 'G' I 1st LEVEL [Remove Exist Mech Equip]	1,600	SF	$ -	$ -	$ 14.00	$ 22,400.00	$ 14.00	$ 22,400.00
32	BUILDING UNIT: 'G' I 2nd LEVEL [Remove Exist Mech Equip]	1,600	SF	$ -	$ -	$ 14.00	$ 22,400.00	$ 14.00	$ 22,400.00
33	BUILDING UNIT: 'G' I 3rd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
34	BUILDING UNIT: 'G' I ROOF LEVEL [Remove Exist Mech Equip]	1,600	SF	$ -	$ -	$ 8.00	$ 12,800.00	$ 8.00	$ 12,800.00
35	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
36									
37	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 57,600.00		$ 57,600.00
38									
39	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 16,704.00		$ 16,704.00
40									
41	**BUILDING: G I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 74,304.00**		**$ 74,304.00**
42									
43									
44	**BUILDING: H** [Kitchen - Dining]								
45									
46	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
47	BUILDING UNIT: 'H' I 1st LEVEL [Remove Exist Mech Equip]	27,860	SF	$ -	$ -	$ 1.50	$ 41,790.00	$ 1.50	$ 41,790.00
48	BUILDING UNIT: 'H' I 2nd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
49	BUILDING UNIT: 'H' I ROOF LEVEL [Remove Exist Mech Equip]	27,860	SF	$ -	$ -	$ 4.00	$ 111,440.00	$ 4.00	$ 111,440.00
50	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
51	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 153,230.00		$ 153,230.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 44,436.70		$ 44,436.70
56									
57	**BUILDING: H I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 197,666.70**		**$ 197,666.70**
58									
59									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
60	**BUILDING: I** [Industry - Maintenance]					[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST MECHANICAL EQUIPMENT]			
61									
62	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
63	BUILDING UNIT: 'I' I 1st LEVEL [Exist Mech Equip to Remain]	34,000	SF	$ -	$ -	$ -		$ -	$ -
64	BUILDING UNIT: 'I' I MEZZ LEVEL [Exist Mech Equip to Remain]	3,500	SF	$ -	$ -	$ -	$ -	$ -	$ -
65	BUILDING UNIT: 'I' I ROOF LEVEL [Exist Mech Equip to Remain]	34,000	SF	$ -	$ -	$ -	$ -	$ -	$ -
66	BUILDING UNIT: 'I' I MISC DEMO & REPLACEMENT [Limited Defective Equip & Devices]	34,000	SF	$ -	$ -	$ 1.00	$ 34,000.00	$ 1.00	$ 34,000.00
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 34,000.00		$ 34,000.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 9,860.00		$ 9,860.00
71									
72	**BUILDING: I I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 43,860.00**		**$ 43,860.00**
73									
74									
75	**BUILDING: J** [Support Facilities]								
76									
77	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
78	BUILDING UNIT: 'J' I 1st LEVEL [Remove Exist Mech Equip]	38,375	SF	$ -	$ -	$ 1.50	$ 57,562.50	$ 1.50	$ 57,562.50
79	BUILDING UNIT: 'J' I MEZZ LEVEL [Remove Exist Mech Equip]	1,885	SF	$ -	$ -	$ 4.00	$ 7,540.00	$ 4.00	$ 7,540.00
80	BUILDING UNIT: 'J' I ROOF LEVEL [Remove Exist Mech Equip]	38,375	SF	$ -	$ -	$ 4.00	$ 153,500.00	$ 4.00	$ 153,500.00
81	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
82									
83	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 218,602.50		$ 218,602.50
84									
85	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 63,394.73		$ 63,394.73
86									
87	**BUILDING: J I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 281,997.23**		**$ 281,997.23**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I MECHANICAL - DEMO WORK		**$ -**		**$ 739,727.93**		**$ 739,727.93**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
5	BUILDING UNIT: 'E' I 1st LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 20.00	$ 110,000.00	$ 12.00	$ 66,000.00	$ 32.00	$ 176,000.00
6	BUILDING UNIT: 'E' I 2nd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
7	BUILDING UNIT: 'E' I ROOF LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 45.00	$ 247,500.00	$ 16.00	$ 88,000.00	$ 61.00	$ 335,500.00
8	BUILDING UNIT: 'E' I MECH SYSTEM COMMISSIONING [New Mech Equip-Controls-Devices]	5,500	SF	$ 0.50	$ 2,750.00	$ 2.00	$ 11,000.00	$ 2.50	$ 13,750.00
9	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
10	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
11	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	BUILDING UNIT: 'F' I 1st LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 20.00	$ 110,000.00	$ 12.00	$ 66,000.00	$ 32.00	$ 176,000.00
14	BUILDING UNIT: 'F' I 2nd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
15	BUILDING UNIT: 'F' I ROOF LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 45.00	$ 247,500.00	$ 16.00	$ 88,000.00	$ 61.00	$ 335,500.00
16	BUILDING UNIT: 'F' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	5,500	SF	$ 0.50	$ 2,750.00	$ 2.00	$ 11,000.00	$ 2.50	$ 13,750.00
17	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
20									
21	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 720,500.00		$ 330,000.00		$ 1,050,500.00
22									
23	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 122,485.00	29.00%	$ 95,700.00		$ 218,185.00
24									
25	**BUILDING: E - F I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 842,985.00**		**$ 425,700.00**		**$ 1,268,685.00**
26									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
27									
28	**BUILDING: G** [Main Entrance - Visitor Registration]								
29									
30	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
31	BUILDING UNIT: 'G' I 1st LEVEL [New Mech Equip-Controls-Devices]	1,600	SF	$ 45.00	$ 72,000.00	$ 36.00	$ 57,600.00	$ 81.00	$ 129,600.00
32	BUILDING UNIT: 'G' I 2nd LEVEL [New Mech Equip-Controls-Devices]	1,600	SF	$ 45.00	$ 72,000.00	$ 36.00	$ 57,600.00	$ 81.00	$ 129,600.00
33	BUILDING UNIT: 'G' I 3rd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
34	BUILDING UNIT: 'G' I ROOF LEVEL [New Mech Equip-Controls-Devices]	1,600	SF	$ 65.00	$ 104,000.00	$ 36.00	$ 57,600.00	$ 101.00	$ 161,600.00
35	BUILDING UNIT: 'G' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	3,200	SF	$ 0.75	$ 2,400.00	$ 2.50	$ 8,000.00	$ 3.25	$ 10,400.00
36									
37	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 250,400.00		$ 180,800.00		$ 431,200.00
38									
39	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 42,568.00	29.00%	$ 52,432.00		$ 95,000.00
40									
41	**BUILDING: G I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 292,968.00**		**$ 233,232.00**		**$ 526,200.00**
42									
43									
44	**BUILDING: H** [Kitchen - Dining]								
45									
46	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
47	BUILDING UNIT: 'H' I 1st LEVEL [New Mech Equip-Controls-Devices]	27,860	SF	$ 20.00	$ 557,200.00	$ 12.00	$ 334,320.00	$ 32.00	$ 891,520.00
48	BUILDING UNIT: 'H' I 2nd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
49	BUILDING UNIT: 'H' I ROOF LEVEL [New Mech Equip-Controls-Devices]	27,860	SF	$ 45.00	$ 1,253,700.00	$ 16.00	$ 445,760.00	$ 61.00	$ 1,699,460.00
50	BUILDING UNIT: 'H' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	27,860	-	$ 0.25	$ 6,965.00	$ 1.00	$ 27,860.00	$ 1.25	$ 34,825.00
51	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 1,817,865.00		$ 807,940.00		$ 2,625,805.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 309,037.05	29.00%	$ 234,302.60		$ 543,339.65
56									
57	**BUILDING: H I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 2,126,902.05**		**$ 1,042,242.60**		**$ 3,169,144.65**
58									
59									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
60	**BUILDING: I** [Industry - Maintenance]					[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST MECHANICAL EQUIPMENT]			
61									
62	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
63	BUILDING UNIT: 'I' I 1st LEVEL [Exist Mech Equip to Remain I Repair to Extent Req'd]	34,000	SF	$ 0.50	$ 17,000.00	$ 1.25	$ 42,500.00	$ 1.75	$ 59,500.00
64	BUILDING UNIT: 'I' I MEZZ LEVEL [Exist Mech Equip to Remain I Repair to Extent Req'd]	3,500	SF	$ 3.00	$ 10,500.00	$ 6.00	$ 21,000.00	$ 9.00	$ 31,500.00
65	BUILDING UNIT: 'I' I ROOF LEVEL [Exist Mech Equip to Remain I Repair to Extent Req'd]	34,000	SF	$ 0.50	$ 17,000.00	$ 1.25	$ 42,500.00	$ 1.75	$ 59,500.00
66	BUILDING UNIT: 'I' I MECH SYSTEM COMMISSIONING [CxA: Exist Equip-Controls-Devices]	34,000	-	$ 0.15	$ 5,100.00	$ 0.25	$ 8,500.00	$ 0.40	$ 13,600.00
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 49,600.00		$ 114,500.00		$ 164,100.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 8,432.00	29.00%	$ 33,205.00		$ 41,637.00
71									
72	**BUILDING: I I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 58,032.00**		**$ 147,705.00**		**$ 205,737.00**
73									
74									
75	**BUILDING: J** [Support Facilities]								
76									
77	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
78	BUILDING UNIT: 'J' I 1st LEVEL [New Mech Equip-Controls-Devices]	38,375	SF	$ 20.00	$ 767,500.00	$ 12.00	$ 460,500.00	$ 32.00	$ 1,228,000.00
79	BUILDING UNIT: 'J' I MEZZ LEVEL [New Mech Equip-Controls-Devices]	1,885	SF	$ 80.00	$ 150,800.00	$ 40.00	$ 75,400.00	$ 120.00	$ 226,200.00
80	BUILDING UNIT: 'J' I ROOF LEVEL [New Mech Equip-Controls-Devices]	38,375	SF	$ 45.00	$ 1,726,875.00	$ 16.00	$ 614,000.00	$ 61.00	$ 2,340,875.00
81	BUILDING UNIT: 'J' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	38,375	-	$ 0.25	$ 9,593.75	$ 1.00	$ 38,375.00	$ 1.25	$ 47,968.75
82									
83	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 2,654,768.75		$ 1,188,275.00		$ 3,843,043.75
84									
85	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 451,310.69	29.00%	$ 344,599.75		$ 795,910.44
86									
87	**BUILDING: J I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 3,106,079.44**		**$ 1,532,874.75**		**$ 4,638,954.19**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I MECHANICAL - NEW WORK		**$ 6,426,966.49**		**$ 3,381,754.35**		**$ 9,808,720.84**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
5	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
6	EXIST 600A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
7	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	1	EA	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
8	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
9	EXIST NORMAL PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
10	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
11									
12	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	EA	$ -	$ -	$ 35,000.00	$ 35,000.00	$ 35,000.00	$ 35,000.00
13	EXIST DISTRIBUTION PANELS [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
14	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
15	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
16	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
17	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19									
20	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 115,500.00		$ 115,500.00
21									
22	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 33,495.00		$ 33,495.00
23									
24	**BUILDING: E - F I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 148,995.00**		**$ 148,995.00**
25									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
26									
27	**BUILDING: G** [Main Entrance - Visitor Registration]								
28									
29	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
30	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
31	EXIST 400A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
32	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	-	EA	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	$ -
33	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
34	EXIST NORMAL PANELBOARDS [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
35	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
36									
37	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
38	EXIST DISTRIBUTION PANELS [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
39	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
40	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
41	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
42	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
43									
44	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 88,500.00		$ 88,500.00
45									
46	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 25,665.00		$ 25,665.00
47									
48	**BUILDING: G I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 114,165.00**		**$ 114,165.00**
49									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
50									
51	**BUILDING: H** [Kitchen - Dining]								
52									
53	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
54	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMAIN IN PLACE]	-	EA	$ -	$ -	$ -		$ -	$ -
55	EXIST 600A ELEC SERVICE EQUIPMENT [REMAIN IN PLACE] [Partial Parts Replacement]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
56	EXIST 350kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Dedicated to Building H]	1	EA	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
57	EXIST DISTRIBUTION PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
58	EXIST NORMAL PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	6	EA	$ -	$ -	$ 3,500.00	$ 21,000.00	$ 3,500.00	$ 21,000.00
59	EXIST EMERGENCY PANELBOARDS & MCC [REMAIN IN PLACE] [Partial Parts Replacement]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
60									
61	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMAIN IN PLACE] [Partial Replacement]	1	EA	$ -	$ -	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
62	EXIST DISTRIBUTION PANELS [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
63	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
64	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
65	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
66	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 134,000.00		$ 134,000.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 38,860.00		$ 38,860.00
71									
72	**BUILDING: H I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 172,860.00**		**$ 172,860.00**
73									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
74									
75	**BUILDING: I** [Industry - Maintenance]				[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST ELECTRICAL EQUIPMENT]				
76									
77	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
78	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
79	EXIST 200A ELEC SERVICE EQUIPMENT [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
80	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	-	EA	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	$ -
81	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
82	EXIST NORMAL PANELBOARDS [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
83	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
84	-	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
85	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMAIN: Partial Replacement & Relocation]	1	EA	$ -	$ -	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00
86	EXIST DISTRIBUTION PANELS [REMAIN: Partial Replacement & Relocation]	1	EA	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
87	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
88	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
89	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
90	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
91									
92	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 35,000.00		$ 35,000.00
93									
94	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 10,150.00		$ 10,150.00
95									
96	**BUILDING: I I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 45,150.00**		**$ 45,150.00**
97									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
98									
99	**BUILDING: J** [Support Facilities]								
100									
101	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
102	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
103	EXIST 200A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
104	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	-	EA	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	$ -
105	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
106	EXIST NORMAL PANELBOARDS [REMOVE]	6	EA	$ -	$ -	$ 3,500.00	$ 21,000.00	$ 3,500.00	$ 21,000.00
107	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
108									
109	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	EA	$ -	$ -	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
110	EXIST DISTRIBUTION PANELS [REMAIN: Partial Replacement & Relocation]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
111	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
112	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
113	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
114	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
115									
116	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 127,500.00		$ 127,500.00
117									
118	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 36,975.00		$ 36,975.00
119									
120	**BUILDING: J I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 164,475.00**		**$ 164,475.00**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ELECTRICAL - DEMO WORK		**$ -**		**$ 645,645.00**		**$ 645,645.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
5	NEW 30 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
6	NEW 600A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	2	EA	$ 15,000.00	$ 30,000.00	$ 3,500.00	$ 7,000.00	$ 18,500.00	$ 37,000.00
7	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
8	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
9	NEW NORMAL PANELBOARDS [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
10	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	5	EA	$ 5,000.00	$ 25,000.00	$ 3,500.00	$ 17,500.00	$ 8,500.00	$ 42,500.00
11									
12	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
13	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
14	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
15	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
16	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	11,000	SF	$ 0.50	$ 5,500.00	$ 2.00	$ 22,000.00	$ 2.50	$ 27,500.00
17	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19									
20	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 400,500.00		$ 305,000.00		$ 705,500.00
21									
22	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 68,085.00	29.00%	$ 88,450.00		$ 156,535.00
23									
24	**BUILDING: E - F I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 468,585.00**		**$ 393,450.00**		**$ 862,035.00**
25									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
26									
27	**BUILDING: G** [Main Entrance - Visitor Registration]								
28									
29	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
30	NEW 30 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
31	NEW 200A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	2	EA	$ 15,000.00	$ 30,000.00	$ 3,500.00	$ 7,000.00	$ 18,500.00	$ 37,000.00
32	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	-	EA	$ 190,000.00	$ -	$ 35,000.00	$ -	$ 225,000.00	$ -
33	NEW DISTRIBUTION PANELBOARDS [REPLACE]	3	EA	$ 5,000.00	$ 15,000.00	$ 3,500.00	$ 10,500.00	$ 8,500.00	$ 25,500.00
34	NEW NORMAL PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
35	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
36									
37	NEW DISTRIBUTION PANELS - 1st LEVEL [REPLACE - RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
38	NEW DISTRIBUTION PANELS - 2nd LEVEL [REPLACE - RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
39	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [REPLACE - RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
40	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
41	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	3,200	SF	$ 0.50	$ 1,600.00	$ 2.00	$ 6,400.00	$ 2.50	$ 8,000.00
42	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
43									
44	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 186,600.00		$ 240,400.00		$ 427,000.00
45									
46	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 31,722.00	29.00%	$ 69,716.00		$ 101,438.00
47									
48	**BUILDING: G I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 218,322.00**		**$ 310,116.00**		**$ 528,438.00**
49									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
50									
51	**BUILDING: H** [Kitchen - Dining]								
52									
53	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
54	EXIST 45 kVA STEP-DOWN TRANSFORMER & EQUIP [REMAIN IN PLACE]	-	EA	$ 10,000.00	$ -	$ 3,500.00		$ 13,500.00	$ -
55	EXIST 600A ELEC SERVICE EQUIPMENT [REMAIN IN PLACE] [Partial Parts Replacement]	1	EA	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 7,000.00	$ 7,000.00
56	NEW 750kW DIESEL GENERATOR & ELEC EQUIP [REPLACE] [Dedicated to Building H]	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
57	EXIST DISTRIBUTION PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	4	EA	$ 2,500.00	$ 10,000.00	$ 2,000.00	$ 8,000.00	$ 4,500.00	$ 18,000.00
58	EXIST NORMAL PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	7	EA	$ 2,500.00	$ 17,500.00	$ 2,000.00	$ 14,000.00	$ 4,500.00	$ 31,500.00
59	EXIST EMERGENCY PANELBOARDS & MCC [REMAIN IN PLACE] [Partial Parts Replacement	6	EA	$ 2,500.00	$ 15,000.00	$ 2,000.00	$ 12,000.00	$ 4,500.00	$ 27,000.00
60									
61	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
62	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
63	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
64	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
65	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	27,860	SF	$ 0.25	$ 6,965.00	$ 1.00	$ 27,860.00	$ 1.25	$ 34,825.00
66	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 334,465.00		$ 283,860.00		$ 618,325.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 56,859.05	29.00%	$ 82,319.40		$ 139,178.45
71									
72	**BUILDING: H I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 391,324.05**		**$ 366,179.40**		**$ 757,503.45**
73									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
74									
75	**BUILDING: I** [Industry - Maintenance]				[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST ELECTRICAL EQUIPMENT]				
76									
77	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
78	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
79	EXIST 200A ELEC SERVICE EQUIPMENT [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
80	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	-	EA	$ -	$ -	$ 35,000.00	$ -	$ 35,000.00	$ -
81	EXIST DISTRIBUTION PANELBOARDS [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
82	EXIST NORMAL PANELBOARDS [REMMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
83	EXIST EMERGENCY PANELBOARDS & MCC [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
84	-	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
85	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 25,000.00	$ 25,000.00	$ 40,000.00	$ 40,000.00
86	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	-	LS	$ -	$ -	$ -	$ -	$ -	$ -
87	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
88	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 15,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
89	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	34,000	SF	$ 0.15	$ 5,100.00	$ 0.35	$ 11,900.00	$ 0.50	$ 17,000.00
90	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
91									
92	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 60,100.00		$ 121,900.00		$ 182,000.00
93									
94	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 10,217.00	29.00%	$ 35,351.00		$ 45,568.00
95									
96	**BUILDING: I | SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 70,317.00**		**$ 157,251.00**		**$ 227,568.00**
97									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
98									
99	**BUILDING: J** [Support Facilities]								
100									
101	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
102	NEW 45 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
103	NEW 600A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	2	EA	$ 15,000.00	$ 30,000.00	$ 3,500.00	$ 7,000.00	$ 18,500.00	$ 37,000.00
104	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	-	EA	$ -	$ -	$ 35,000.00	$ -	$ 35,000.00	$ -
105	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
106	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
107	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
108									
109	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
110	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	-	LS	$ -	$ -	$ -	$ -	$ -	$ -
111	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
112	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
113	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	11,000	SF	$ -	$ -	$ -	$ -	$ -	$ -
114	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
115									
116	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 200,000.00		$ 220,000.00		$ 420,000.00
117									
118	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 34,000.00	29.00%	$ 63,800.00		$ 97,800.00
119									
120	**BUILDING: J I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 234,000.00**		**$ 283,800.00**		**$ 517,800.00**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ELECTRICAL - NEW WORK		**$ 1,382,548.05**		**$ 1,510,796.40**		**$ 2,893,344.45**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDINGS: 'E-F' + 'G' + 'H' + 'I' + 'J'**								
3									
4	**BUILDING: 'E-F'** [Administration - Visitors]								
5	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
6	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
7	-		-	$ -	$ -	$ -	$ -	$ -	$ -
8	**BUILDING: 'G'** [Main Entrance - Visitor Registration]								
9	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
10	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
11	-		-	$ -	$ -	$ -	$ -	$ -	$ -
12	**BUILDING: 'H'** [Kitchen - Dining]								
13	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
14	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
15	-		-	$ -	$ -	$ -	$ -	$ -	$ -
16	**BUILDING: 'I'** [Industry - Maintenance]								
17	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
18	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
19	-		-	$ -	$ -	$ -	$ -	$ -	$ -
20	**BUILDING: 'J'** [Support Facilities]								
21	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
22	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
23	-		-	$ -	$ -	$ -	$ -	$ -	$ -
24									
25	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 25,000.00		$ 29,000.00		$ 54,000.00
26									
27	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 4,250.00	29.00%	$ 8,410.00		$ 12,660.00

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I STRUCTURAL - DEMOLITION WORK		**$ 29,250.00**		**$ 37,410.00**		**$ 66,660.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
NOTTOWAY CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDINGS: 'E-F' + 'G' + 'H' + 'I' + 'J'**								
3									
4	**BUILDING: 'E-F'** [Administration - Visitors]								
5	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00
6	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
7	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
8	**BUILDING: 'G'** [Main Entrance - Visitor Registration]								
9	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 5,000.00	$ 5,000.00	$ 12,500.00	$ 12,500.00	$ 17,500.00	$ 17,500.00
10	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
11	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
12	**BUILDING: 'H'** [Kitchen - Dining]								
13	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
14	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00
15	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
16	**BUILDING: 'I'** [Industry - Maintenance]								
17	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,250.00	$ 1,250.00	$ 2,500.00	$ 2,500.00	$ 3,750.00	$ 3,750.00
18	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
19	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
20	**BUILDING: 'J'** [Support Facilities]								
21	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
22	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00
23	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
24									
25	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 68,750.00		$ 150,000.00		$ 218,750.00
26									
27	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 11,687.50	29.00%	$ 43,500.00		$ 55,187.50

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I STRUCTURAL - NEW WORK		**$ 80,437.50**		**$ 193,500.00**		**$ 273,937.50**

Tab B Buckingham Correctional Center

Facility Condition Assessment

1277 PERIMETER PARKWAY - VIRGINIA BEACH, VA - 23454 - 757-499-7223
7814 CAROUSEL LANE, SUITE 200 - RICHMOND, VA - 23294 - 804-270-7222
www . pace-engineering . com

Building Envelope Assessment

Institution Constructed in 1984

Housing Units - Buildings A, B, C, D Assessment

Exterior Door and Window Assessment

The exterior windows, security frames, doors, and associated assemblies serving the housing units exhibit extensive deterioration and are in poor overall condition. Based on visual observations, the primary cause of deterioration appears to be long-term water and moisture infiltration through the building envelope. Evidence suggests that moisture intrusion has occurred over an extended period and has significantly impacted the condition of the exterior security window and door systems.

One of the most significant contributing factors identified during the assessment is the widespread failure of joint sealants at the exterior window and the exterior door openings. Additional moisture infiltration pathways were observed at failed building expansion and control joints, as well as at deteriorated concrete conditions located at the tops of the precast concrete "T" wall panels. These areas exhibit cracking, spalling, and failed sealant systems that appear to allow water intrusion into the wall assemblies. While the primary scope of this facility condition assessment is focused on the exterior doors, exterior windows, and associated mechanical and electrical equipment for the current budget estimate, it is our understanding that the State intends to address additional building envelope deficiencies, including several of the conditions noted above, under a separate task order.

Other contributing factors likely include the age of the facility, environmental exposure, and the cumulative effects of years of heavy use and abuse typical of a correctional housing environment. Collectively, these conditions have accelerated the deterioration of critical security components throughout the housing units.

Total building counts are as follows:

- 678 Windows
- 4 Hollow Metal Slider Door Systems (located at entry in each unit)
- 21 Single/Swing Hollow Metal Doors

Exterior Hollow Metal (HM) Security Doors and Frames (Slider Door Systems / Single Doors)

The exterior hollow metal (HM) security doors and frames, including both solid steel security doors, security doors with vision panels, and motorized steel security doors serving the housing units, exhibit significant corrosion, deterioration, and material degradation.

Visual observations identified widespread rusting of door frames, corrosion along frame-to-wall connections, deterioration of protective coatings, and advanced corrosion at the bottom edges of numerous door leaves. These conditions are consistent with prolonged exposure to moisture entering the wall assemblies through failed sealants, deteriorated envelope joints, and other building envelope deficiencies.

The greatest concentration of deterioration was observed at:

- Door frame-to-wall interfaces
- Bottom portions of frames
- Lower edges of door slabs

- Threshold and sill conditions
- Areas susceptible to trapped moisture accumulation

In addition to moisture exposure, the observed deterioration has likely been accelerated by decades of operational use, physical abuse, and the demanding service conditions associated with a correctional occupancy.

The deterioration pattern is not isolated and appears to be representative of conditions throughout most of the housing units. Similar rusting and material degradation were observed at numerous exterior security door locations, indicating a facility-wide condition.

Recommendation

Based on the observed condition of the door assemblies and the widespread nature of the deterioration, it is recommended that all exterior hollow metal security doors, motorized security doors, and associated door frames be completely replaced.

Replacement work should include:

- New detention-grade hollow metal security door assemblies
- New welded steel security frames
- New corrosion-resistant coatings and finishes
- New detention-grade hardware, seals, and thresholds
- Replacement of motorized security door assemblies where existing deterioration is present
- Repair and restoration of adjacent wall conditions
- Installation of new sealant, flashing, and waterproofing systems at all door openings

Spot repairs and isolated frame replacement are not recommended due to the extensive nature of the corrosion and the likelihood of concealed deterioration within frame assemblies and wall interfaces.

Exterior Security Windows

The housing unit windows consist primarily of steel security window systems with integrated operable awning sections. These windows are cast and anchored directly into the exterior precast concrete wall system and form an integral part of the facility's security envelope.

Based on visual observations, the steel security windows and associated security frame systems exhibit widespread rust, corrosion, coating failure, and material deterioration. The deterioration appears to be directly related to long-term moisture intrusion within the precast wall system resulting from failed window perimeter sealants, failed building joint sealants, and deficiencies within the exterior envelope that allow water to penetrate and become trapped within the wall assemblies.

The most severe deterioration is generally concentrated at:

- Window frame-to-wall interfaces
- Perimeter sealant joints
- Embedded frame conditions within the precast concrete
- Connections between security frames and exterior wall systems
- Operable awning sections and associated hardware

The age of the facility and the service life of the existing sealant systems are also contributing factors. Most joint sealants observed throughout the housing units appear to be beyond their expected service life and are no longer performing their intended function of preventing water infiltration.

As indicated by the observed corrosion patterns and documented photographic evidence, the deterioration is occurring primarily at locations where the security window systems interface with the exterior wall envelope. The consistency of these conditions across multiple housing units suggests a systemic building envelope issue rather than isolated failures.

The observed deterioration further indicates that the existing wall assemblies lack the necessary moisture management features required to effectively collect, drain, and redirect water from the wall system. As a result, moisture is being retained within the assembly, accelerating corrosion and deterioration of the embedded steel security components.

Recommendation

Given the extent and consistency of deterioration observed throughout the facility, it is recommended that all exterior security windows and associated security frame systems be completely removed and replaced.

Replacement should include:

- New detention-grade steel security window systems
- New security frames and anchorage systems
- New perimeter sealant systems
- Reconstruction of deteriorated frame-to-wall interfaces
- Installation of proper flashing, drainage, and moisture management components
- Repair of adjacent precast concrete and masonry surfaces as required

Localized repairs are not recommended because the deterioration appears to be systemic and likely extends beyond visible areas. Complete replacement will provide a more reliable and long-term solution while maintaining the required security performance of the housing units.

Admin – Building E/F, Visitors – Building G, Kitchen/Dining, Canteen, Laundry – Building H, Industries - Building I, and Support Services – Building J Assessment

Exterior Door and Window Assessment

The exterior windows, security frames, doors, and associated assemblies serving the office buildings exhibit extensive deterioration and are in poor overall condition. Based on visual observations, the primary cause of deterioration appears to be long-term water and moisture infiltration through the building envelope. Evidence suggests that moisture intrusion has occurred over an extended period and has significantly impacted the condition of the exterior security window and door systems.

One of the most significant contributing factors identified during the assessment is the widespread failure of joint sealants at the exterior window and the exterior door openings. Additional moisture infiltration pathways were observed at failed building expansion and control joints, as well as at deteriorated concrete conditions located at the tops of the precast concrete "T" wall panels. These

areas exhibit cracking, spalling, and failed sealant systems that appear to allow water intrusion into the wall assemblies. While the primary scope of this facility condition assessment is focused on the exterior doors, exterior windows, and associated mechanical and electrical equipment for the current budget estimate, it is our understanding that the State intends to address additional building envelope deficiencies, including several of the conditions noted above, under a separate task order.

Other contributing factors likely include the age of the facility, environmental exposure, and the cumulative effects of years of heavy use and abuse typical of a correctional housing environment. Collectively, these conditions have accelerated the deterioration of critical security components throughout the office buildings.

Building E/F: Total building counts as follows:

- 10,770 SF
- +/- 1 Set of Double Hollow Metal Door and Window Systems (located at entry)
- +/- 4 Single/Swing Hollow Metal Doors
- +/- 20 Windows

Building G: Total building counts as follows:

- 6,960 SF
- +/- 1 Set of Double Hollow Metal Door and Window Systems (located at entry)
- +/- 1 Single/Swing Hollow Metal Doors
- +/- 36 Windows

Building H: Total building counts are as follows:

- 27,856 SF
- +/- 12 Single/Swing Hollow Metal Doors
- +/- 20 Windows

Building I: Total building counts as follows:

- 34,018 SF
- +/- 4 Single/Swing Hollow Metal Doors
- +/- 12 Windows

Building J: Total building counts as follows:

- 46, 246 SF
- +/- 4 Single/Swing Hollow Metal Doors
- +/- 12 Windows

Exterior Hollow Metal (HM) Security Doors and Frames (Double Door System / Single Doors)

The exterior hollow metal (HM) security doors and frames, including both solid steel security doors, security doors with vision panels, and motorized steel security doors serving the office buildings, exhibit significant corrosion, deterioration, and material degradation.

Visual observations identified widespread rusting of door frames, corrosion along frame-to-wall connections, deterioration of protective coatings, and advanced corrosion at the bottom edges of numerous door leaves. These conditions are consistent with prolonged exposure to moisture entering the wall assemblies through failed sealants, deteriorated envelope joints, and other building envelope deficiencies.

The greatest concentration of deterioration was observed at:

- Door frame-to-wall interfaces
- Bottom portions of frames
- Lower edges of door slabs
- Threshold and sill conditions
- Areas susceptible to trapped moisture accumulation

In addition to moisture exposure, the observed deterioration has likely been accelerated by decades of operational use, physical abuse, and the demanding service conditions associated with a correctional occupancy.

The deterioration pattern is not isolated and appears to be representative of conditions throughout most of the office buildings. Similar rusting and material degradation were observed at numerous exterior security door locations, indicating a facility-wide condition.

Recommendation

Based on the observed condition of the door assemblies and the widespread nature of the deterioration, it is recommended that all exterior hollow metal security doors, motorized security doors, and associated door frames be completely replaced.

Replacement work should include:

- New detention-grade hollow metal security door assemblies
- New welded steel security frames
- New corrosion-resistant coatings and finishes
- New detention-grade hardware, seals, and thresholds
- Replacement of motorized (if applicable) security door assemblies where existing deterioration is present
- Repair and restoration of adjacent wall conditions
- Installation of new sealant, flashing, and waterproofing systems at all door openings

Spot repairs and isolated frame replacement are not recommended due to the extensive nature of the corrosion and the likelihood of concealed deterioration within frame assemblies and wall interfaces.

Exterior Security Windows

The office building windows consist primarily of steel security window systems with integrated operable awning sections. These windows are cast and anchored directly into the exterior precast concrete wall system and form an integral part of the facility's security envelope.

Based on visual observations, the steel security windows and associated security frame systems exhibit widespread rust, corrosion, coating failure, and material deterioration. The deterioration appears to be directly related to long-term moisture intrusion within the precast wall system resulting from failed window perimeter sealants, failed building joint sealants, and deficiencies within the exterior envelope that allow water to penetrate and become trapped within the wall assemblies.

The most severe deterioration is generally concentrated at:

- Window frame-to-wall interfaces
- Perimeter sealant joints
- Embedded frame conditions within the precast concrete
- Connections between security frames and exterior wall systems
- Operable awning sections and associated hardware

The age of the facility and the service life of the existing sealant systems are also contributing factors. Most joint sealants observed throughout the office buildings appear to be beyond their expected service life and are no longer performing their intended function of preventing water infiltration.

As indicated by the observed corrosion patterns and documented photographic evidence, the deterioration is occurring primarily at locations where the security window systems interface with the exterior wall envelope. The consistency of these conditions across multiple office buildings suggests a systemic building envelope issue rather than isolated failures.

The observed deterioration further indicates that the existing wall assemblies lack the necessary moisture management features required to effectively collect, drain, and redirect water from the wall system. As a result, moisture is being retained within the assembly, accelerating corrosion and deterioration of the embedded steel security components.

Recommendation

Given the extent and consistency of deterioration observed throughout the facility, it is recommended that all exterior security windows and associated security frame systems be completely removed and replaced.

Replacement should include:

- New detention-grade steel security window systems
- New security frames and anchorage systems
- New perimeter sealant systems
- Reconstruction of deteriorated frame-to-wall interfaces
- Installation of proper flashing, drainage, and moisture management components
- Repair of adjacent precast concrete and masonry surfaces as required

Localized repairs are not recommended because the deterioration appears to be systemic and likely extends beyond visible areas. Complete replacement will provide a more reliable and long-term solution while maintaining the required security performance of the office buildings.

Building Envelope Assessment Summary

The deterioration observed throughout the exterior security windows, security frames, hollow metal security doors, and motorized security door assemblies is indicative of long-term building envelope failure and chronic moisture intrusion. The widespread failure of perimeter sealants, building expansion joint sealants, and deterioration within the precast concrete wall system have allowed water infiltration to occur over an extended period, resulting in extensive corrosion and degradation of critical security components.

The observed conditions are systemic across all of the office buildings and are not limited to isolated locations. Due to the extent of deterioration, the age of the assemblies, the correctional security requirements of the facility, and the likelihood of concealed damage within wall and frame systems, full replacement of all exterior security windows, security frames, hollow metal security doors, motorized security door assemblies, and associated hardware is recommended.

While the primary scope of this Facility Condition Assessment is focused on the exterior security doors, exterior security windows, and associated mechanical and electrical systems included in the current budget estimate (refer to the applicable sections of this report for additional information), our onsite observations indicate that a comprehensive building envelope rehabilitation program is also warranted to address the underlying causes of the observed deterioration. To effectively mitigate ongoing moisture intrusion and maximize the service life of the proposed security assemblies, the rehabilitation program should include, at a minimum:

- Replacement of all failed and deteriorated sealant systems.
- Repair and restoration of deteriorated precast concrete components.
- Repair and resealing of building expansion and control joints.
- Installation of appropriate flashing, drainage, and water management systems.
- Implementation of comprehensive moisture control measures to prevent the recurrence of these conditions and protect the integrity of the building envelope.

It is our understanding that the State intends to address these and other building envelope deficiencies, including several of the conditions identified during this assessment, under a separate task order.

HVAC Assessment

Admin/Visitors - Building E/F Assessment

Existing Systems

Building E/F is currently served by a 40-ton Diakin packaged rooftop unit (RTU) utilizing direct expansion (DX) cooling and hot water heating, which feeds 24 variable air volume (VAV) units with hot water reheat. Additionally, the space features four exhaust fans and two ductless split systems. The exhaust fans are in poor condition with visible wear and have exceeded their expected service life, while the ductless split systems are regularly maintained and in operable condition. The Daikin unit is new and can remain.

Recommendations

Replace all four exhaust fans. Retain the ductless split systems in service. Leak test all associated ductwork to ensure minimal leakage, and test and balance all 24 VAV units to verify operational integrity.

Support Services - Building J Assessment

Existing Systems

Building J is conditioned by a mix of packaged RTUs and heating and ventilation (H&V) systems. The units include:

- An original McQuay 36-ton packaged rooftop unit (AHU-2) with DX cooling and hot water heating. Supplying primary air to VAVs with hot water reheat.
- An original core 9,925 CFM H&V packaged rooftop unit (H&V-13) with hot water heating. It appeared a DX cooling coil was added but no longer functioning. Also, this unit during our site investigation was not operational and was being supplemented with a temporary packaged rooftop unit.
- Four 3-5-ton Lennox heat pump packaged RTUs. These unit’s no longer had a visible data plate but appeared to be in poor condition.
- An estimated 20-ton Aaon RTU (DX cooling/hot water heating serving VAVs) in good condition.
- Original H&V-14 (15,000 CFM) and H&V-15 units located on the gym mezzanine serving the gym and support spaces, both past their service life.

Recommendations

Replace the 36-ton McQuay RTU in kind. Replace the original core H&V unit with a 28-ton RTU with, DX cooling, and hot water heating. Replace the four 3-5-ton Lennox RTUs in kind. Test and balance the 20-ton Aaon unit and all VAVs served by the AAon unit, replace VAVs as necessary. Replace H&V-14 and H&V-15 with split systems utilizing existing ductwork and roof-mounted condensing units tied to the hot water loop (an estimated 25-ton system for H&V-14 and an estimated 7.5-ton system for H&V-15). Leak test and seal all associated ductwork in Building J.

Industry - Building I Assessment

Existing Systems

the majority of Building I is currently heating and ventilation only. There is an existing 2 year old 20-ton York packaged rooftop unit serving the powder coating room. The central space is a manufacturing facility served by two original heating and ventilating units (H&V-19 and H&V-20, ~20,000 CFM each). A separate original unit (H&V-21, ~10,000 CFM) located on the second floor serves the first-floor administration space.

Recommendations

Retain the 20-ton packaged rooftop unit and leak test all associated ductwork. Replace original units H&V-19 and H&V-20 in-kind as this manufacturing space should remain heating and ventilation only. Replace H&V-21 with an estimated 12-ton split system air-conditioning unit (using DX for cooling, hot water for heating, existing ductwork for distribution, and a roof-mounted outdoor unit). Replace all intake and relief vents associated with the H&V units. Leak test and seal all associated ductwork within Building I.

Kitchen/Dining, Canteen, and Laundry - Building H Assessment

Existing Systems

The majority of Building H is heated and ventilated only, supplemented by low-tonnage split systems serving select offices or common spaces. Specific equipment includes:

An original H&V unit located in the storage/back-of-house area (not functioning).
A 4-year old 20-ton trans split system serving the storage/back-of-house area.
H&V-17, an 11-year-old, 8,685 CFM packaged unit supplying heated only air to the kitchen without cooling.
H&V-18, an original 11,000 CFM heating and ventilation, unit serving the cafeteria, food service, and administration areas.

Recommendations

Replace the original storage/back-of-house H&V unit with the 20-ton DX air conditioning split system utilizing the existing back-of-house H&V ductwork. Replace H&V-17 with a 30-ton packaged rooftop unit featuring DX cooling and hot water heating to provide air conditioning to the kitchen, storage, and support spaces. Replace the second rooftop H&V-18 unit with a 20-ton packaged rooftop unit featuring DX cooling and hot water heating to provide air conditioning to the cafeteria, food service, and admin spaces to add cooling capabilities. Leak test and seal all associated ductwork within Building H.

Front Entrance – Building G

Building G is conditioned by two systems: packaged RTU and a heat pump split system. The unit descriptions are:

A 15-year-old Trane 5-ton packaged Rooftop unit (RTU). Serving the second floor via exposed ductwork on the roof.
A 21-year-old 4-ton heat pump split system unit. Serving the first floor.

Recommendations

Demolish Both Trane split system and rooftop unit and replace in-kind. Demolish the exposed ductwork serving the rooftop unit. Leak test and seal all associated ductwork.

Housing Units A, B, C, D, and N Assessment

Existing Systems

3 original Heating and ventilation systems (H&V-4/5/6) currently serves all housing units. Located within the penthouse, two of these units (H&V-4/5) serve the housing units while H&V-6 serves the guard station, corridors, and commons spaces. Existing shafts located between the cells allow for return and supply ductwork serving each cell. All HVAC system located within the housing buildings (pumps, piping, controls, exhaust fans, ductwork, roof vents, etc..) appears to be original to the building and is past it’s expected service life.

Recommendations

Demolish all mechanical systems associated with the housing units such as but not limited to heating and ventilation units, ductwork, hot water piping, split systems, pumps, roof vents, and exhaust fans. In place of the 3 heating and ventilation units, high percentage outside air (dedicate outdoor air system - DOAS) air handlers will be provided. These air handlers will utilize hot water for heating and direct expansion for cooling. Each unit will be approximately 25 tons. These 3 units will supply and return following the same ductwork path as the previous heating and ventilating units. This will allow for cell direct conditioning and exhaust. The central guard stations, common spaces, corridors and stairways will consist of another 25 tons of cooling. Please note the guard station and classroom HVAC systems will be provided under a different contract and pricing will not include these systems. The total estimated tonnage of one housing unit to 100 tons. Each DOAS unit will be specified with and energy recovery ventilator. Pairing the DOAS unit with an ERV we greatly decrease the heating and cooling load of the building. ERVs temper outdoor air with exhaust air (preconditioning) which reduces the demand on the heating and cooling equipment. The energy from the exhaust air would otherwise have been lost in a traditional system. By preconditioning the incoming outdoor air, the system conserves a significant amount of energy. Also, exhaust and outdoor air are not mixed at any point within the ERV, keeping pollutants and odor out of the supply air stream.

HVAC Assessment Summary

The assessment identified a combination of recently installed equipment suitable for continued service and aging heating, ventilation, and air-conditioning systems requiring replacement. In Building E/F, the new 40-ton Daikin rooftop unit and existing ductless split systems can remain; however, the four exhaust fans should be replaced, the ductwork leak-tested, and the 24 variable air volume units tested and balanced. Building J requires extensive equipment replacement, including the original 36-ton rooftop unit, the nonoperational H&V-13 unit, four deteriorated Lennox rooftop units, and the original gym units H&V-14 and H&V-15. The existing 20-ton Aaon rooftop unit can remain subject to testing and balancing, with associated variable air volume units replaced as necessary.

In Building I, the recently installed 20-ton rooftop unit should remain, while original units H&V-19 and H&V-20 should be replaced in kind to maintain heating and ventilation within the manufacturing area. H&V-21 should be replaced with an estimated 12-ton split system to provide air conditioning to the administration area. Building H requires replacement or reconfiguration of the original back-of-house unit, H&V-17, and H&V-18 to provide air conditioning to the kitchen, storage, dining, food-service, administrative, and support areas. In Building G, the existing rooftop and split systems have exceeded or are approaching the end of their expected service lives and should be replaced in kind, together with the exposed rooftop ductwork.

The original mechanical systems serving Housing Units A, B, C, D, and N are past their expected service lives and should be removed and replaced. Each housing unit should receive three approximately 25-ton dedicated outdoor air systems with hot-water heating, direct-expansion cooling, and energy-recovery ventilators, using the existing shaft pathways where practical to provide direct conditioning and exhaust for the cells. Approximately 25 additional tons of cooling should serve the guard station, common areas, corridors, and stairways, resulting in an estimated total capacity of 100 tons per housing unit. The guard-station and classroom HVAC systems will be provided under a separate contract and are excluded from the associated project pricing. Throughout the affected buildings, existing ductwork should be leak-tested and sealed, and retained equipment and terminal units should be tested and balanced to confirm proper operation.

Electrical Assessment

Housing Units A and B Assessment

Electrical Service

The existing electrical service for Housing Units A and B is supplied from a single 300 kVA Dominion Energy transformer. The transformer feeds a wireway in the main electrical room that supplies two 800A, 3-pole main service disconnects: one for the normal power distribution system and one for the emergency power distribution system serving both housing units.

Normal Power Distribution

The normal power distribution system is served by an 800A, 208Y/120V, 3-phase, 4-wire main distribution panel located in the second-floor electrical room. The system supplies seven downstream panelboards serving lighting, receptacles, and other normal power loads throughout Housing Units A and B.

Equipment

Equipment	Rating	Voltage	Description
MDP	800A	208Y/120V, 3-phase, 4-wire	Main normal power distribution equipment located in the second-floor electrical room.
Panel LBA	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBB	125A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBC	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBD	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBF	175A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBG	125A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.
Panel LBH	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads within Housing Units A and B.

Emergency Power Distribution

Emergency power is provided by a 250 kW diesel generator connected through an 800A disconnect switch and an 800A automatic transfer switch. The transfer switch supplies an 800A emergency main distribution panel serving four emergency panelboards and a 600A motor control center.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	250 kW	208Y/120V, 3-phase, 4-wire	Provides emergency power to the facility.
Generator Disc. Switch	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Provides a disconnecting means between the generator and automatic transfer switch.
ATS	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Transfers the emergency distribution system between normal and generator power.
Panel EMDP1	800A	208Y/120V, 3-phase, 4-wire	Main emergency distribution panel serving the emergency panelboards and motor control center.
Panel ELBA	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
Panel ELBB	125A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
Panel ELBC	200A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
Panel ELBD	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within the facility.
MCC	600A	208Y/120V, 3-phase, 4-wire	Serves emergency mechanical and motor loads.

Equipment Condition and Access

The service disconnects, distribution equipment, and other major electrical equipment are aged and generally in poor condition. The generator and automatic transfer switch were recently replaced (manufacture date of 2022) and are in good condition. Equipment in the main electrical room and second-floor electrical room does not maintain required NEC working clearances. The Dominion Energy transformer and diesel generator are located within the secured perimeter, complicating routine maintenance, utility access, equipment replacement, and diesel fuel delivery.

Cell Lighting and Receptacles

Cell receptacles are standard non-GFCI devices and several receptacles and cover plates show signs of physical damage and deterioration associated with prisoner tampering. Cell lighting is generally provided by fluorescent fixtures with integral convenience receptacles that are also non-GFCI. The fixtures and associated components are aged and generally in poor condition.

Recommendations

Replace the existing 300 kVA utility transformer and associated service equipment with a new 750 kVA pad-mounted transformer and 2,000A, 208Y/120V, 3-phase, 4-wire electrical service. Locate the new utility transformer outside of the secured perimeter to improve Dominion Energy access for maintenance and future replacement.

Service Equipment and Electrical Yard

Locate the new 2,000A main service equipment, generator distribution equipment, and automatic transfer switches within a dedicated secure electrical yard adjacent to the building. Relocating this equipment from the existing main electrical room will provide adequate NEC working clearances and equipment access while minimizing modifications within the existing building.

Emergency and Standby Power

Remove the existing 250 kW diesel generator, which is in good condition but does not have adequate capacity for the anticipated renovated building loads, and provide a new 750 kVA diesel generator outside of the secured perimeter. Provide two separate generator output circuit breakers, one dedicated to the life safety distribution system and one dedicated to the optional standby distribution system. The life safety output shall serve a new 800A automatic transfer switch, and the optional standby output shall serve a new 1,200A automatic transfer switch. Locate the transfer switches and associated distribution equipment within the new secure electrical yard and maintain separation of life safety and optional standby distribution in accordance with applicable code requirements.

Distribution Equipment

Replace all existing distribution panelboards due to age and condition. Replacement equipment shall generally match existing ratings unless revised load calculations or renovation requirements dictate increased capacity. All replacement panelboards shall be 208Y/120V, 3-phase, 4-wire.

Normal Panels

Panel LBA - 150A; Panel LBB - 125A; Panel LBC - 150A; Panel LBD - 150A; Panel LBF - 175A; Panel LBG - 125A; and Panel LBH - 100A.

Emergency Panels and MCC

Emergency Main Distribution Panel EMDP1 - 800A; Panel ELBA - 150A; Panel ELBB - 125A; Panel ELBC - 200A; Panel ELBD - 150A; and Motor Control Center - 600A, or equivalent replacement distribution equipment as required to serve the renovated mechanical systems.

Second-Floor Electrical Room

Revise the second-floor electrical room layout to provide NEC-compliant working clearances and access around all new equipment. Rearrange panel locations as necessary to provide adequate working space and a maintainable installation. Existing feeders and branch circuits should be evaluated during the design phase for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Existing circuits may be reused where practical if determined suitable for the proposed improvements; otherwise, they should be replaced or modified as required.

Cell Lighting and Receptacles

Replace the existing cell lighting fixtures and receptacles with custom detention-grade assemblies that integrate LED lighting and GFCI-protected receptacles into a single secure unit. Provide assemblies suitable for the detention environment and install them at existing locations using existing electrical pathways where practical. Replace existing receptacle conductors with new branch-circuit wiring installed within existing conduit pathways where the conduits are serviceable and adequately sized. Provide GFCI protection at the circuit breaker so the protective and reset devices are located outside the cells, minimizing components accessible to occupants.

Load Calculation

The existing facility does not have any recent measured peak demand for Housing Units A and B however for the purposes of this study is assumed to be equivalent to the measured peak demand of Housing Units A and B at the Nottoway Correctional Center which is identical to the Buckingham Facility and is approximately 292.8 kW. Applying a 20 percent planning factor results in an adjusted existing demand of approximately 351.4 kW. The proposed HVAC improvements are anticipated to add approximately 200 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 240 kW of additional HVAC load.

The resulting preliminary demand is approximately 591.4 kW, as summarized below:

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing Peak Demand - Measured September 2020	Measured	292.8 kW	1.20	351.4 kW
Proposed HVAC - 200 Tons	1.2 kW/Ton	240.0 kW	1.00	240.0 kW
Total		**532.8 kW**		**591.4 kW**

Based on the preliminary load calculation, the existing 300 kVA transformer and (2) 800A service equipment’s do not provide adequate capacity for the proposed renovation. A new 750 kVA utility transformer and 2,000A, 208Y/120V, 3-phase, 4-wire service are recommended.

Housing Units C and D Assessment

Electrical Service

The existing electrical service for Housing Units C and D is supplied from a single 300 kVA Dominion Energy transformer. The transformer feeds a wireway in the main electrical room that supplies two 800A, 3-pole main service disconnects: one for the normal power distribution system and one for the emergency power distribution system serving both housing units.

Normal Power Distribution

Housing Units C and D have the same normal power distribution configuration as Housing Units A and B. An 800A main distribution panel located in the second-floor electrical room supplies seven panelboards serving lighting, receptacles, and other normal power loads throughout the housing units.

Equipment

Equipment	Rating	Voltage	Description
MDP	800A	208Y/120V, 3-phase, 4-wire	Main normal power distribution equipment located in the second-floor electrical room.
Normal Power Panelboard 1	150A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 2	125A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 3	150A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 4	150A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 5	175A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 6	125A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.
Normal Power Panelboard 7	100A	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Units C and D.

Emergency Power Distribution

Emergency power is provided by a 250 kW diesel generator connected through an 800A disconnect switch and an 800A automatic transfer switch. The transfer switch supplies an 800A emergency main distribution panel serving four emergency panelboards and a 600A motor control center.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	250 kW	208Y/120V, 3-phase, 4-wire	Provides emergency power to Housing Units C and D.
Generator Disconnect Switch	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Provides a disconnecting means between the generator and automatic transfer switch.
Automatic Transfer Switch	800A, 3-pole	208Y/120V, 3-phase, 4-wire	Transfers the emergency distribution system between normal and generator power.

Equipment	Rating	Voltage	Description
Emergency Main Distribution Panel	800A	208Y/120V, 3-phase, 4-wire	Main emergency distribution equipment serving the emergency panelboards and motor control center.
Emergency Power Panelboard 1	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Emergency Power Panelboard 2	125A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Emergency Power Panelboard 3	200A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Emergency Power Panelboard 4	150A	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Units C and D.
Motor Control Center	600A	208Y/120V, 3-phase, 4-wire	Serves emergency mechanical and motor loads within Housing Units C and D.

Cell Lighting and Receptacles

Cell receptacles are standard non-GFCI devices, and several receptacles and cover plates show signs of physical damage and deterioration associated with prisoner tampering. Cell lighting is generally provided by fluorescent fixtures with integral convenience receptacles that are also non-GFCI. The fixtures and associated components are aged and generally in poor condition.

Equipment Condition and Access

The service disconnects, distribution equipment, and other major electrical equipment are aged and generally in poor condition. The generator and automatic transfer switch were recently replaced (manufacture date of 2022) and are in good condition. Equipment in the main electrical room and second-floor electrical room does not maintain required NEC working clearances. The Dominion Energy transformer and diesel generator are located within the secured perimeter, complicating routine maintenance, utility access, equipment replacement, and diesel fuel delivery.

Recommendations

Replace the existing 300 kVA utility transformer and associated service equipment with a new 750 kVA pad-mounted transformer and 2,000A, 208Y/120V, 3-phase, 4-wire electrical service. Locate the new utility transformer outside of the secured perimeter to improve Dominion Energy access for maintenance and future replacement.

Service Equipment and Electrical Yard

Locate the new 2,000A main service equipment, generator distribution equipment, and automatic transfer switches within a dedicated secure electrical yard adjacent to the building. Relocating this equipment from the existing main electrical room will provide adequate NEC working clearances and equipment access while minimizing modifications within the existing building.

Emergency and Standby Power

Remove the existing 250 kW diesel generator, which is in good condition but does not have adequate capacity for the anticipated renovated building loads, and provide a new 750 kVA diesel generator outside of the secured perimeter. Provide two separate generator output circuit breakers, one dedicated to the life safety distribution system and one dedicated to the optional standby distribution system. The life safety output shall serve a new 800A automatic transfer switch and the optional standby output shall serve a new 1,200A automatic transfer switch. Locate the transfer switches and associated distribution equipment within the new secure electrical yard and maintain separation of life safety and optional standby distribution in accordance with applicable code requirements.

Distribution Equipment

Replace all existing distribution panelboards due to age and condition. Replacement equipment shall generally match existing ratings unless revised load calculations or renovation requirements dictate increased capacity. All replacement panelboards shall be 208Y/120V, 3-phase, 4-wire.

Normal Panels

Replace the seven existing normal power panelboards with ratings matching the existing C/D configuration: 150A, 125A, 150A, 150A, 175A, 125A, and 100A.

Emergency Panels and MCC

Replace the existing 800A emergency main distribution panel; four emergency panelboards rated 150A, 125A, 200A, and 150A; and the 600A motor control center.

Second-Floor Electrical Room

Revise the second-floor electrical room layout to provide NEC-compliant working clearances and access around all new equipment. Rearrange panel locations as necessary to provide adequate working space and a maintainable installation. Existing feeders and branch circuits should be evaluated during the design phase for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Existing circuits may be reused where practical if determined suitable for the proposed improvements; otherwise, they should be replaced or modified as required.

Cell Lighting and Receptacles

Replace the existing cell lighting fixtures and receptacles with custom detention-grade assemblies that integrate LED lighting and GFCI-protected receptacles into a single secure unit. Provide assemblies suitable for the detention environment and install them at existing locations using existing electrical pathways where practical. Replace existing receptacle conductors with new branch-circuit wiring installed within existing conduit pathways where the conduits are serviceable and adequately sized. Provide GFCI protection at the circuit breaker so the protective and reset devices are located outside the cells, minimizing components accessible to occupants.

Load Calculation

The existing facility does not have any recent measured peak demand for Housing Units C and D however for the purposes of this study is assumed to be equivalent to the measured peak demand of Housing Units C and D at the Nottoway Correctional Center which is identical to the Buckingham Facility and is approximately 207.2 kW. Applying a 20 percent planning factor results in an adjusted

existing demand of approximately 248.6 kW. The proposed HVAC improvements are anticipated to add approximately 200 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 240 kW of additional HVAC load.

The resulting preliminary demand is approximately 488.6 kW, as summarized below:

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing Peak Demand - Measured September 2020	Measured	207.2 kW	1.2	248.6 kW
Proposed HVAC - 200 Tons	1.2 kW/Ton	240.0 kW	1.0	240.0 kW
Total		**447.2 kW**		**488.6 kW**

Based on the preliminary load calculation, the existing 500 kVA transformer and 1,600A service equipment do not provide adequate capacity for the proposed renovation. A new 750 kVA utility transformer and 2,000A, 208Y/120V, 3-phase, 4-wire service are recommended.

Housing Unit N Assessment

Electrical Service

The existing electrical service for Housing Unit N is supplied from a single 150 kVA Dominion Energy transformer. The transformer feeds a wireway in the main electrical room that supplies two 600A, 3-pole main service disconnects: one for the normal power distribution system and one for the emergency power distribution system serving the housing unit.

Normal Power Distribution

The normal power distribution system is served by a 600A, 208Y/120V, 3-phase, 4-wire main distribution panel located in the second-floor electrical room. The system supplies three downstream panelboards serving lighting, receptacles, and other normal power loads throughout Housing Unit N.

Equipment

Equipment	Rating	Voltage	Description
Main Distribution Panel	600A	208Y/120V, 3-phase, 4-wire	Main normal power distribution equipment located in the second-floor electrical room.
Normal Power Panelboard 1	Not documented	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Unit N.
Normal Power Panelboard 2	Not documented	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Unit N.
Normal Power Panelboard 3	Not documented	208Y/120V, 3-phase, 4-wire	Serves normal power loads within Housing Unit N.

Emergency Power Distribution

Emergency power is provided by a 150 kW diesel generator connected through a 600A automatic transfer switch. The transfer switch supplies a 600A emergency main distribution panel serving two emergency panelboards and a 600A motor control center.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	150 kW	208Y/120V, 3-phase, 4-wire	Provides emergency power to Housing Unit N.
Generator Output Breaker	600A, 3-pole	208Y/120V, 3-phase, 4-wire	Protects the generator output circuit.
Automatic Transfer Switch	600A, 3-pole	208Y/120V, 3-phase, 4-wire	Transfers the emergency distribution system between normal and generator power.
Emergency Main Distribution Panel	600A	208Y/120V, 3-phase, 4-wire	Main emergency distribution equipment serving the emergency panelboards and motor control center.
Emergency Power Panelboard 1	Not documented	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Unit N.
Emergency Power Panelboard 2	Not documented	208Y/120V, 3-phase, 4-wire	Serves emergency power loads within Housing Unit N.
Motor Control Center	600A	208Y/120V, 3-phase, 4-wire	Serves emergency mechanical and motor loads within Housing Unit N.

Cell Lighting and Receptacles

Cell receptacles are standard non-GFCI devices, and several receptacles and cover plates show signs of physical damage and deterioration associated with prisoner tampering. Cell lighting is generally provided by fluorescent fixtures with integral convenience receptacles that are also non-GFCI. The fixtures and associated components are aged and generally in poor condition.

Equipment Condition and Access

The service disconnects, distribution equipment, and other major electrical equipment are aged and generally in poor condition. The generator and automatic transfer switch were recently replaced (manufacture date of 2022) and are in good condition. Equipment in the main electrical room and second-floor electrical room does not maintain required NEC working clearances. The Dominion

Energy transformer and diesel generator are located within the secured perimeter, complicating routine maintenance, utility access, equipment replacement, and diesel fuel delivery.

Recommendations

Replace the existing 150 kVA utility transformer and associated service equipment with a new 500 kVA pad-mounted transformer and 1,200A, 208Y/120V, 3-phase, 4-wire electrical service. Locate the new utility transformer outside of the secured perimeter to improve Dominion Energy access for maintenance and future replacement.

Service Equipment and Electrical Yard

Provide a new 1,200A main service switchboard, generator distribution equipment, and automatic transfer switches within a dedicated secure electrical yard adjacent to the building. The switchboard configuration shall provide a centralized service arrangement while relocating the major equipment from the existing main electrical room to provide adequate NEC working clearances and equipment access.

Emergency and Standby Power

Remove the existing 150 kW diesel generator and provide a new 400 kW diesel generator outside of the secured perimeter. Provide two separate generator output circuit breakers, one dedicated to the life safety distribution system and one dedicated to the optional standby distribution system. The life safety output shall serve a new 600A automatic transfer switch and the optional standby output shall serve a new 800A automatic transfer switch. Although the existing 600A automatic transfer switch was recently replaced, the proposed renovation provides the transfer switch in an exterior equipment yard to provide adequate clearances in the main electrical room therefore the transfer switch shall be replaced with an exterior rated enclosure.

Distribution Equipment

Replace the existing main disconnect and downstream distribution panelboard due to age and condition. The main switchboard shall be replaced with an 800A, 120/208V, 3 phase, 4 wire distribution panel sized to support the added mechanical loads.

Normal Distribution

Replace the 3 downstream normal power panelboards. Final downstream panelboard ratings and designations shall be verified from field conditions and record documentation during design.

Emergency Panels and MCC

Replace the existing 600A emergency main distribution panel, two downstream emergency power panelboards, and the 600A motor control center, or provide equivalent replacement distribution equipment as required to serve the renovated mechanical systems. Final downstream panelboard ratings and designations shall be verified during design.

Second-Floor Electrical Room

Revise the second-floor electrical room layout to provide NEC-compliant working clearances and access around all new equipment. Rearrange panel locations as necessary to provide adequate working space and a maintainable installation. Existing feeders and branch circuits should be evaluated during the design phase for condition, capacity, conductor size, overcurrent protection, voltage drop, and configuration. Existing circuits may be reused where practical if determined suitable for the proposed improvements; otherwise, they should be replaced or modified as required.

Cell Lighting and Receptacles

Replace the existing cell lighting fixtures and receptacles with custom detention-grade assemblies that integrate LED lighting and GFCI-protected receptacles into a single secure unit. Provide assemblies suitable for the detention environment and install them at existing locations using existing electrical pathways where practical. Replace existing receptacle conductors with new branch-circuit wiring installed within existing conduit pathways where the conduits are serviceable and adequately sized. Provide GFCI protection at the circuit breaker so the protective and reset devices are located outside the cells, minimizing components accessible to occupants.

Load Calculation

The load calculation for Housing Units N uses an existing peak demand of 149 kW based on half of the peak of housing unit A/B at Nottoway Correctional Center's peak demand. Applying the indicated 1.2 planning factor results in an adjusted existing demand of 178.8 kW. The proposed HVAC improvements are anticipated to add approximately 100 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 120.0 kW of additional HVAC load.

The resulting preliminary demand is indicated as approximately 298.8 kW, as summarized below:

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing Peak Demand - Based on A/B Peak Demand	A/B Peak Demand	149 kW	1.2	178.8 kW
Proposed HVAC - 100 Tons	1.2 kW/Ton	120.0 kW	1.0	120.0 kW
Total		**269.0 kW**		**298.8 kW**

Based on the preliminary load calculation, the existing 150 kVA transformer does not provide adequate capacity for the proposed renovation. The overall 1,200A service is adequately sized to support the renovation however the 600A normal power branch is not anticipated to be adequately sized to support the added mechanical loads. Therefore, a new 300 kVA utility transformer and 1,200A, 208Y/120V, 3-phase, 4-wire service are recommended.

Admin/Visitors - Building E/F, Entry – Building G and Support Services – Building J Assessment

Electrical Service

The electrical services for Buildings E/F, G, and J are supplied from a common pad-mounted Dominion Energy transformer located within the secured perimeter. Separate service laterals extend from the transformer to each building. Building E/F is served by a 600A, 277/480V, 3-phase, 4-wire service; Building G is served by a 400A, 277/480V, 3-phase, 4-wire service; and Building J is served by a 1,000A, 277/480V, 3-phase, 4-wire service.

Building E/F Normal Power Distribution

The Building E/F service lateral terminates at a wireway in the main electrical room. Normal power is supplied through a 200A fused service disconnect to two 480Y/277V distribution panels and associated step-down transformers and 208Y/120V branch circuit panels.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	Not documented	480Y/277V, 3-phase, 4-wire	Receives the Building E/F service lateral and supplies the normal and emergency service disconnects.
Normal Service Disconnect	200A, 3-pole; fused at 200A	480Y/277V, 3-phase	Main service disconnect for the normal power distribution system.
Main Distribution Panel	200A	480Y/277V, 3-phase, 4-wire	Supplies a 30 kVA transformer and the secondary normal distribution panel.
Step-Down Transformer No. 1	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel No. 1	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Secondary Distribution Panel	100A	480Y/277V, 3-phase, 4-wire	Supplies the second 30 kVA step-down transformer.
Step-Down Transformer No. 2	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel No. 2	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.

Building G Normal Power Distribution

The Building G service lateral terminates at a wireway in the main electrical room. Normal power is supplied through a 100A fused service disconnect to a 480Y/277V distribution panel, step-down transformer, and 208Y/120V branch circuit panel.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	N/A	480Y/277V, 3-phase, 4-wire	Receives the Building G service lateral and supplies the normal and emergency service disconnects.
Normal Service Disconnect	100A, 3-pole; fused at 100A	480Y/277V, 3-phase	Main service disconnect for the normal power distribution system.
Distribution Panel	100A	480Y/277V, 3-phase, 4-wire	Supplies the 30 kVA step-down transformer.
Step-Down Transformer	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.

Building J Normal Power Distribution

The Building J service lateral terminates at a wireway in the main electrical room. Normal power is supplied through a 600A fused service disconnect to a downstream wireway with two taps serving the building distribution equipment.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	N/A	480Y/277V, 3-phase, 4-wire	Receives the Building J service lateral and supplies the normal and emergency service disconnects.
Normal Service Disconnect	600A, 3-pole; fused at 600A	480Y/277V, 3-phase	Main service disconnect for the normal power distribution system.
Normal Distribution Wireway	600A	480Y/277V, 3-phase, 4-wire	Provides two taps serving the downstream normal power distribution equipment.
Main Panelboard – First Tap	400A MCB	480Y/277V, 3-phase, 4-wire	Supplies a 45 kVA transformer and a 125A distribution panel.

Equipment	Rating	Voltage	Description
Step-Down Transformer – First Tap	45 kVA	480V–208Y/120V, 3-phase	Supplies the associated 150A branch circuit panel.
Branch Circuit Panel – First Tap	150A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Secondary Distribution Panel – First Tap	125A	480Y/277V, 3-phase, 4-wire	Supplies a 30 kVA step-down transformer.
Step-Down Transformer – 125A Panel	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel – 125A Panel	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.
Enclosed Circuit Breaker – Second Tap	300A, 3-pole	480Y/277V, 3-phase	Supplies the 300A distribution panel.
Distribution Panel – Second Tap	300A	480Y/277V, 3-phase, 4-wire	Supplies a 30 kVA step-down transformer.
Step-Down Transformer – Second Tap	30 kVA	480V–208Y/120V, 3-phase	Supplies the associated 100A branch circuit panel.
Branch Circuit Panel – Second Tap	100A	208Y/120V, 3-phase, 4-wire	Serves normal lighting, receptacle, and miscellaneous loads.

Emergency Power Distribution

Buildings E/F, G, and J receive emergency power from a common 500 kW diesel generator equipped with three dedicated output circuit breakers. Each building is served through a dedicated service-entrance-rated disconnect, automatic transfer switch, and emergency distribution panel.

Equipment

Equipment	Rating	Voltage	Description
Common Diesel Generator	500 kW	480Y/277V, 3-phase, 4-wire	Provides emergency power to Buildings E/F, G, and J through three dedicated output circuit breakers.
Building E/F Generator Output Breaker	225A	480Y/277V, 3-phase	Dedicated generator output circuit breaker serving Building E/F.
Building E/F Emergency Disconnect	400A, 3-pole; fused at 225A	480Y/277V, 3-phase	Service-entrance-rated disconnect serving the Building E/F emergency distribution system.
Building E/F Automatic Transfer Switch	260A	480Y/277V, 3-phase	Transfers the Building E/F emergency distribution system between normal and generator power.
Building E/F Emergency Distribution Panel	225A MLO	480Y/277V, 3-phase, 4-wire	Serves Building E/F emergency loads and a limited emergency power connection to Building I.
Building G Generator Output Breaker	200A	480Y/277V, 3-phase	Dedicated generator output circuit breaker serving Building G.
Building G Emergency Disconnect	200A, 3-pole	480Y/277V, 3-phase	Service-entrance-rated disconnect serving the Building G emergency distribution system.
Building G Automatic Transfer Switch	200A	480Y/277V, 3-phase	Transfers the Building G emergency distribution system between normal and generator power.
Building G Emergency Distribution Panel	200A MLO	480Y/277V, 3-phase, 4-wire	Serves emergency power loads within Building G.

Equipment	Rating	Voltage	Description
Building J Generator Output Breaker	400A	480Y/277V, 3-phase	Dedicated generator output circuit breaker serving Building J.
Building J Emergency Disconnect	400A, 3-pole	480Y/277V, 3-phase	Service-entrance-rated disconnect serving the Building J emergency distribution system.
Building J Automatic Transfer Switch	400A	480Y/277V, 3-phase	Transfers the Building J emergency distribution system between normal and generator power.
Building J Emergency Distribution Panel	400A MLO	480Y/277V, 3-phase, 4-wire	Serves emergency power loads within Building J.
Panel EHJC	Not documented	Not documented	Supplies emergency power to Guard Tower No. 2 from the Building J emergency distribution system.

Equipment Condition and Access

The Dominion Energy transformer, service equipment, panelboards, and the majority of the emergency distribution equipment are aged and generally in poor condition. The automatic transfer switches serving Buildings E/F, G and J have recently been replaced and are in good condition. Both the utility transformer and generator are located within the secured perimeter, which complicates utility access, routine maintenance, equipment replacement, and diesel fuel deliveries.

Recommendations

Replace the existing electrical service, distribution, and emergency power equipment due to its age and condition while generally maintaining the existing distribution configuration and separation between the individual buildings.

Utility Transformer and Service

Replace the existing Dominion Energy transformer and relocate the new pad-mounted utility transformer outside of the secured perimeter. The new transformer location shall provide unrestricted access for Dominion Energy maintenance and equipment replacement without requiring utility personnel to enter the secured facility. Extend new service laterals from the relocated transformer to Buildings E/F, G, and J and maintain the existing individual building service configurations.

Service and Distribution Equipment

Replace the existing service disconnects, wireways, distribution panelboards, step-down transformers, branch circuit panelboards, and associated major distribution equipment due to age

and condition. Panelboards and transformers shall generally be replaced in kind and shall maintain the existing system voltages and ratings.

Building E/F Distribution

Replace the existing 200A normal power distribution equipment and associated 30 kVA step-down transformers and 100A branch/distribution panelboards in kind. Replace the existing emergency distribution equipment, including the 225A MLO emergency distribution panel and associated step-down transformer and branch circuit panelboard, in kind.

Building G Distribution

Replace the existing 100A normal power distribution panel, 30 kVA step-down transformer, and 100A branch circuit panel in kind. Replace the existing 200A emergency distribution panel, 30 kVA step-down transformer, and associated 100A branch circuit panel in kind.

Building J Distribution

Replace the existing 400A and 300A normal power distribution panelboards and associated 45 kVA and 30 kVA step-down transformers and branch circuit panelboards in kind. Replace the existing 400A emergency distribution panel and associated 100A distribution panels, 15 kVA and 30 kVA step-down transformers, branch circuit panelboards, and distribution equipment serving Guard Tower No. 2 in kind.

Emergency and Standby Power

Remove the existing 500 kW diesel generator and replace it with a new 750 kW, 277/480V, 3-phase, 4-wire diesel generator sized to provide backup power for the full anticipated facility load. Locate the new generator outside of the secured perimeter to improve access for routine maintenance, equipment replacement, and diesel fuel deliveries. The generator shall be provided with separate output circuit breakers for Buildings E/F, G, and J to maintain the existing separation of the individual building emergency power systems.

Automatic Transfer Switches

The existing automatic transfer switches have recently been replaced are in good condition and maintain separate transfer equipment for Buildings E/F, G, and J and therefore shall remain. The separate transfer switches and emergency distribution systems shall be maintained so that an equipment failure or maintenance activity associated with one building does not unnecessarily affect emergency power distribution to the other buildings.

Generator and Utility Access

Locate the new generator and utility transformer outside of the secured perimeter in locations accessible to utility personnel, maintenance contractors, and fuel delivery vehicles. The arrangement shall reduce the need for outside personnel and service vehicles to enter the secured facility while providing adequate equipment clearances and access for future maintenance and replacement.

Kitchen/Dining, Canteen, and Laundry - Building H Assessment

Electrical Service

Building H is supplied from a Dominion Energy utility transformer located exterior and adjacent to the building. The transformer serves the main electrical room located near the center of the building.

Main Electrical Service and Distribution

The Building H service terminates at a wireway located in the main electrical room. The wireway supplies three fused service disconnecting means serving the normal and emergency distribution systems.

Equipment

Equipment	Rating	Voltage	Description
Main Electrical Room Wireway	Not documented	480Y/277V, 3-phase, 4-wire	Receives the Building H service lateral and supplies three service disconnecting means.
Service Disconnect No. 1	600A, 3-pole; fused at 600A	480Y/277V, 3-phase	Supplies Panel HHK and the normal power distribution system.
Service Disconnect No. 2	600A, 3-pole; fused at 500A	480Y/277V, 3-phase	Provides the normal source to the emergency power transfer equipment.
Service Disconnect No. 3	200A, 3-pole; fused at 150A	480Y/277V, 3-phase	Supplies Panel HHA and downstream normal power equipment.

Emergency Power Distribution

Emergency power is provided by a 350 kW exterior diesel generator located adjacent to the Dominion Energy transformer. The generator and the normal source are connected to the automatic transfer switch, which supplies Panel EHHA and a 250A enclosed circuit breaker serving Panel EHHK.

Equipment

Equipment	Rating	Voltage	Description
Diesel Generator	350 kW	480Y/277V, 3-phase, 4-wire	Exterior generator located adjacent to the Dominion Energy transformer.
Automatic Transfer Switch	Not documented	480Y/277V, 3-phase, 4-wire	Transfers the emergency distribution system between the normal source and generator power.
Panel EHHA	500A MLO	480Y/277V, 3-phase, 4-wire	Main emergency distribution panel supplying the step-down transformer and associated low-voltage equipment.
Step-Down Transformer	Not documented	480-208Y/120V, 3-phase	Supplies 400A MCB Panel ELHK.

Equipment	Rating	Voltage	Description
Panel ELHK	400A MCB	208Y/120V, 3-phase, 4-wire	Main low-voltage emergency panel serving associated branch circuit distribution equipment.
Panel ELHA	Not documented	208Y/120V, 3-phase, 4-wire	Branch circuit distribution panel associated with Panel ELHK.
Enclosed Circuit Breaker	250A, 3-pole	480Y/277V, 3-phase	Supplied from the automatic transfer switch and feeds Panel EHHK.
Panel EHHK	Not documented	480Y/277V, 3-phase, 4-wire	Serves downstream emergency power loads.

Normal Power Distribution

Normal power is distributed through the first and third service disconnecting means. The 600A disconnect supplies Panel HHK and associated 208Y/120V distribution equipment, while the 200A disconnect supplies Panel HHA, Panel HHB, and a separate step-down transformer and branch circuit panel.

Equipment

Equipment	Rating	Voltage	Description
Service Disconnect No. 1	600A, 3-pole; fused at 600A	480Y/277V, 3-phase	Supplies Panel HHK.
Panel HHK	600A MCB	480Y/277V, 3-phase, 4-wire	Supplies a step-down transformer serving Panel LHK.
HHK Step-Down Transformer	Not documented	480-208Y/120V, 3-phase	Supplies Panel LHK.
Panel LHK	200A MCB	208Y/120V, 3-phase, 4-wire	Serves associated downstream building loads.
Service Disconnect No. 3	200A, 3-pole; fused at 150A	480Y/277V, 3-phase	Supplies Panel HHA.
Panel HHA	Not documented	480Y/277V, 3-phase, 4-wire	Supplies Panel HHB and a step-down transformer serving Panel LHHA.

Equipment	Rating	Voltage	Description
Panel HHB	60A	480Y/277V, 3-phase, 4-wire	Serves downstream normal power loads.
HHA Step-Down Transformer	Not documented	480-208Y/120V, 3-phase	Supplies Panel LHHA.
Panel LHHA	100A MCB	208Y/120V, 3-phase, 4-wire	Serves downstream normal power loads.

Equipment Condition

The Automatic Transfer Switch, which serves the Building H emergency power distribution system, has recently been replaced and is in good condition.

Recommendations

The existing electrical services serving Building H are adequately sized to support the existing and anticipated renovated building loads and do not require an increase in service capacity. Improvements are recommended to address the capacity of the generator to provide full-building generator backup, improve equipment access, and relocate critical utility and emergency power equipment outside of the secured perimeter.

Utility Transformer and Services

Replace and relocate the existing Dominion Energy transformer to a location outside of the secured perimeter to improve utility access for routine maintenance and future equipment replacement. Maintain the existing electrical service at its existing capacity, as the existing electrical services are adequate to support the anticipated building loads. Extend new service conductors from the relocated transformer to the existing service distribution equipment as required.

Electrical Service

Maintain the existing configuration and three service disconnecting means within the main electrical room. Existing service and downstream distribution equipment shall generally be replaced in kind where required due to age or condition, maintaining the existing system voltages and equipment ratings unless final design calculations indicate otherwise.

Emergency and Standby Power

Remove the existing 350 kW diesel generator and provide a new 750 kW, 480Y/277V, 3-phase, 4-wire diesel generator sized to provide backup power for the entire Building H facility. Locate the new generator outside of the secured perimeter adjacent to the relocated utility transformer where practical to improve access for maintenance, equipment replacement, and diesel fuel deliveries. The generator shall be provided with separate output circuit breakers for the individual emergency power systems to maintain separation between the existing distribution systems.

Automatic Transfer Switches

Provide a new automatic transfer switches sized to provide backup power for the entire facility. The existing 600A transfer switch shall remain to provide separation of the emergency power system.

Generator and Utility Access

Locate the new generator and replacement utility transformer outside of the secured perimeter in locations accessible to Dominion Energy personnel, maintenance contractors, and fuel delivery vehicles. The arrangement shall reduce the need for outside personnel and service vehicles to enter the secured facility while providing adequate working clearances and access for operation, maintenance, and future equipment replacement.

Industries Building I Assessment

Building I was not evaluated for improvements since HVAC is not anticipated to be added to the facility, however similar to the rest of the facility the utility transformer and generator are located within the secured perimeter which complicates utility access, routine maintenance, equipment replacement, and diesel fuel deliveries. Therefore, it is recommended that the utility transformer and generator be relocated outside of the secured perimeter in locations accessible to Dominion Energy personnel, maintenance contractors, and fuel delivery vehicles. The arrangement shall reduce the need for outside personnel and service vehicles to enter the secured facility while providing adequate working clearances and access for operation, maintenance, and future equipment replacement.

Primary Electrical Distribution System Recommendations

The existing primary electrical service shall be upgraded to provide a new primary distribution system serving the replacement utility transformers located outside of the secured perimeter. The point of connection shall be at the existing overhead utility service pole where the primary metering is located. From this point, new underground primary-voltage feeders shall be extended to the new transformer locations using a looped distribution configuration to improve system reliability and provide flexibility for isolation and maintenance of individual portions of the system. The new primary distribution system shall include the required conduits, conductors, manholes or pull structures, sectionalizing equipment, switches, terminations, grounding, transformers, and other associated equipment necessary for a complete installation. Coordination shall be provided with the serving utility company to establish an agreement under which the new primary distribution system and transformers will be installed as part of the project in accordance with utility requirements and subsequently owned, operated, and maintained by the utility company.

Electrical Assessment Summary

The assessment identified widespread age-related deterioration of the facility's electrical service and distribution equipment, along with inadequate National Electrical Code working clearances in several electrical rooms. Many utility transformers and generators are located within the secured perimeter, creating difficulties for utility access, maintenance, equipment replacement, and fuel delivery. Although several generators and automatic transfer switches were replaced in 2022 and remain in good condition, some lack sufficient capacity for the proposed HVAC improvements or must be relocated to support the recommended electrical configurations.

Housing Units A/B and C/D require new 750 kVA utility transformers, 2,000A electrical services, higher-capacity generators, and separate life-safety and optional standby distribution systems. Housing Unit N requires a new 1,200A service, an upgraded utility transformer, and a new 400 kW generator. Existing panelboards, motor control centers, service disconnects, and other aged distribution equipment should be replaced, while feeders and branch circuits should be evaluated during design for condition, capacity, voltage drop, overcurrent protection, and suitability for reuse. Electrical-room layouts should also be revised to provide code-compliant working clearances and maintainable equipment access.

Existing cell lighting and receptacles are aged, damaged, and unsuitable for the detention environment. These devices should be replaced with custom detention-grade assemblies integrating LED lighting and GFCI-protected receptacles into secure combined units. Receptacle wiring should be replaced using existing conduit pathways where serviceable, with GFCI protection provided at the circuit breakers outside the cells.

Buildings E/F, G, and J should retain their recently installed automatic transfer switches but receive replacement utility, service, distribution, and emergency power equipment generally matching the existing system configurations. The shared utility transformer and a new 750 kW generator should be located outside the secured perimeter. Building H has adequate electrical-service capacity; however, its transformer should be relocated, aged distribution equipment replaced as required, and the existing generator replaced with a 750 kW unit capable of supporting the entire building. Electrical improvements to Building I are limited primarily to relocating the utility transformer and generator because no significant HVAC additions are anticipated.

A new underground, looped primary-voltage distribution system should serve the relocated utility transformers from the existing primary-metering point. The system should include the required feeders, manholes, sectionalizing equipment, switches, grounding, and associated infrastructure, coordinated with Dominion Energy for future ownership, operation, and maintenance. All identified electrical loads and equipment capacities are preliminary. A design-phase load study, including field verification and demand metering, should be completed before final equipment and service sizes are established.

Buckingham Cost Estimate

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER | HOUSING UNITS: A-B-C-D + N

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

PACE COLLABORATIVE
Richmond, VA.

ESTIMATED BY:
PACE COLLABORATIVE

STATUS OF DESIGN:
FINAL SUBMITTAL

ID NO

PACE
26226

	ITEM DESCRIPTION	NO	UNIT	TOTAL
1	BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N	1	LS	$ 26,856,747.11
2	BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J	1	LS	$ 27,086,304.59
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32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**	[Based on anticipated 2028 Construction Start - Fall]		**$ 53,943,051.71**

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER | HOUSING UNITS: A-B-C-D + N

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

PACE COLLABORATIVE
VA. BEACH, VA.

ESTIMATED BY:
PACE COLLABORATIVE

STATUS OF DESIGN:
FINAL SUBMITTAL

ID NO

PACE
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	ITEM DESCRIPTION	QUANTITY NO	UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
1									
2	**RENOVATION WORK**								
3	GENERAL CONDITIONS	1	LS	$ 193,095.00	$ 193,095.00	$ 955,710.00	$ 955,710.00	$ 1,148,805.00	**$ 1,148,805.00**
4	ARCHITECTURAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 1,212,471.00	$ 1,212,471.00	$ 1,212,471.00	**$ 1,212,471.00**
5	ARCHITECTURAL | NEW WORK TOTALS	1	LS	$ 1,466,946.00	$ 1,466,946.00	$ 1,675,452.00	$ 1,675,452.00	$ 3,142,398.00	**$ 3,142,398.00**
6	MECHANICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 422,007.38	$ 422,007.38	$ 422,007.38	**$ 422,007.38**
7	MECHANICAL | NEW WORK TOTALS	1	LS	$ 4,786,470.00	$ 4,786,470.00	$ 2,705,259.00	$ 2,705,259.00	$ 7,491,729.00	**$ 7,491,729.00**
8	ELECTRICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 852,690.00	$ 852,690.00	$ 852,690.00	**$ 852,690.00**
9	ELECTRICAL | NEW WORK TOTALS	1	LS	$ 1,725,750.00	$ 1,725,750.00	$ 1,963,380.00	$ 1,963,380.00	$ 3,689,130.00	**$ 3,689,130.00**
10	STRUCTURAL | DEMO WORK TOTALS	1	LS	$ 20,475.00	$ 20,475.00	$ 41,925.00	$ 41,925.00	$ 62,400.00	**$ 62,400.00**
11	STRUCTURAL | NEW WORK TOTALS	1	LS	$ 102,375.00	$ 102,375.00	$ 161,250.00	$ 161,250.00	$ 263,625.00	**$ 263,625.00**
12									
13								**SUB-TOTAL**	**$ 18,285,255.38**
14									
15	**CONTRACTOR'S APPLICABLE FEES & MARKUPS**								
16	GC (Prime): Building Permits & Inspections				$ 18,285,255.38	x	0.25%	=	**$ 45,713.14**
17	GC (Prime): General Liability & Bonds				$ 18,285,255.38	x	1.25%	=	**$ 228,565.69**
18	GC (Prime): GC's Applicable OH&P Markups				$ 18,285,255.38	x	7.25%	=	**$ 1,325,681.01**
19	GC (Prime): Gross Receipt Taxes				$ 18,285,255.38	x	6.00%	=	**$ 1,097,115.32**
20	GC (Prime): Construction Contingency				$ 18,285,255.38	x	7.25%	=	**$ 1,325,681.01**
21	GC (Prime): Davis-Bacon Wages				$ 18,285,255.38	x	12.50%	=	**$ 2,285,656.92**
22								**SUB-TOTAL**	**$ 6,308,413.10**
23									
24	**TOTAL CONSTRUCTION BUDGET ESTIMATES | CIP PROJECT PLANNING SCHEDULE**							[Based on Projected 3-Year Annual Escalation Rates]	
25	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2027 CONSTRUCTION START (Fall)				$ 24,593,668.48	+	4.75%	=	$ 25,761,867.73
26	**TOTAL CONSTRUCTION BUDGET ESTIMATE: 2028 CONSTRUCTION START (Fall)**				$ 25,761,867.73	+	4.25%	=	**$ 26,856,747.11**
27	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2029 CONSTRUCTION START (Fall)				$ 26,856,747.11	+	4.00%	=	$ 27,931,017.00
28									
29								**SUB-TOTAL**	**$ 26,856,747.11**
30									
31									
32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**							[Based on anticipated 2028 Construction Start - Fall]	**$ 26,856,747.11**

PRELIMINARY BUDGET ESTIMATE | SUB-CONTRACTOR MARKUP FACTORS

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO
0

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
		PER UNIT	% MARK UP	PER UNIT	% MARK UP	PER UNIT	TOTAL
1	**SUB-CONTRACTORS MARKUPS**						
2	SC - APPLICABLE OVERHEAD		0.00%		12.00%		
3	SC - APPLICABLE PROFIT		10.00%		10.00%		
4	SC - GENERAL LIABILITY & BONDS		1.00%		1.00%		
5	SC - APPLICABLE TAX - MATERIALS		6.00%		0.00%		
6	SC - APPLICABLE TAX - LABOR		0.00%		6.00%		
7	-		0.00%		0.00%		
8	-		0.00%		0.00%		
9	-		0.00%		0.00%		
10	-		0.00%		0.00%		
11	-		0.00%		0.00%		
12							
13	**TOTAL I SUB-CONTRACTOR MARK-UP**		**17.00%**		**29.00%**		

PRELIMINARY BUDGET ESTIMATE | GENERAL CONDITIONS

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**GENERAL CONDITIONS**								
3	CONSTRUCTION SITE PROTECTIVE FENCING/BARRIERS	16	MO	$ 2,000.00	$ 32,000.00	$ 750.00	$ 12,000.00	$ 2,750.00	$ 44,000.00
4	WASTE MANAGEMENT [Dumpsters I Disposal / Recycling Data]	16	MO	$ 3,000.00	$ 48,000.00	$ -	$ -	$ 3,000.00	$ 48,000.00
5	PROJECT JOBSITE SIGNAGE	1	EA	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 2,500.00	$ 2,500.00
6	SENIOR PROJECT MANAGER [Assume '1' SR PM at 15%]	68	WK	$ -		$ 500.00	$ 34,000.00	$ 500.00	$ 34,000.00
7	PROJECT MANAGER [Assume '1' PM at 30%]	68	WK	$ -		$ 2,250.00	$ 153,000.00	$ 2,250.00	$ 153,000.00
8	PROJECT MANAGER ASSISTANT [Assume '1' PMA at 50%]	68	WK	$ -		$ 2,800.00	$ 190,400.00	$ 2,800.00	$ 190,400.00
9	PROJECT SITE SUPERINTENDANT [Assume '2' Full-Time at 100%]	68	WK	$ -		$ 5,600.00	$ 380,800.00	$ 5,600.00	$ 380,800.00
10	OFFICE - EQUIPMENT & SUPPLIES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
11	OFFICE - TELEPHONES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
12	OFFICE - TRAILER	16	MO	$ 1,500.00	$ 24,000.00	$ -	$ -	$ 1,500.00	$ 24,000.00
13	STORAGE CONTAINER [Assume 4 Portable Storage Units]	16	MO	$ 1,750.00	$ 28,000.00	$ -	$ -	$ 1,750.00	$ 28,000.00
14	PORTABLE TOILETS [Assume 2 Units]	16	MO	$ 600.00	$ 9,600.00	$ -	$ -	$ 600.00	$ 9,600.00
15	PROJECT SITE WEEKLY CLEANUP & FINAL CLEANUP	68	WK	$ 350.00	$ 23,800.00	$ -	$ -	$ 350.00	$ 23,800.00
16	PERMITS AND FEES	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
17	SUBMITTAL DOCUMENTATION [Product Data I Shop Dwgs I Closeout]	1	LS	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
18	MOBILIZATION + FENCING [Assume Multiple Re-Mobilizations]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
19	EQUIPMENT RENTAL [Scissor Lifts, Walkway OH Protection, etc]	1	LS	$ -	$ -	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00
20	MATERIAL STORAGE AND HANDLING	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
21									
22	**SUB-TOTAL**				**$ 183,900.00**		**$ 910,200.00**		**$ 1,094,100.00**
23									
24									
25	**GENERAL CONDITIONS - CONTINGENCY ALLOWANCE**	5.00%			$ 9,195.00		$ 45,510.00		$ 54,705.00
26									
27	**TOTAL**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**
28									
29									
30	**TOTAL COST I GENERAL CONDITIONS**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL FRAMED SECURITY CELL WINDOW-GRILLE SYSTEM [REMOVAL]	680	EA	$ -	$ -	$ 950.00	$ 646,000.00	$ 950.00	$ 646,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	560	SF	$ -	$ -	$ 55.00	$ 30,800.00	$ 55.00	$ 30,800.00
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	21	EA	$ -	$ -	$ 950.00	$ 19,950.00	$ 950.00	$ 19,950.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ 24,000.00
18	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
19	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 9,000.00	$ 9,000.00	$ 9,000.00	$ 9,000.00
20	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS	1	LS	$ -	$ -	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00
21									
22	**HOUSING UNITS: N**								
23									
24	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
25	EXT: STEEL FRAMED SECURITY CELL WINDOW-GRILLE SYSTEM [REMOVAL]	170	EA	$ -	$ -	$ 950.00	$ 161,500.00	$ 950.00	$ 161,500.00
26	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
27	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
28	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
29	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
30	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
31	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	7	EA	$ -	$ -	$ 950.00	$ 6,650.00	$ 950.00	$ 6,650.00
32	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
33	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
35									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
36	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
37	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00
38	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
39	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 3,000.00	$ 3,000.00	$ 3,000.00	$ 3,000.00
40	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
41									
61									
62	**SUB-TOTAL**				$ -		$ 939,900.00		$ 939,900.00
63									
64	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ -	29.00%	$ 272,571.00		$ 272,571.00
65									
66									
67	**TOTAL I ARCHITECTURAL - DEMO WORK**				$ -		**$ 1,212,471.00**		**$ 1,212,471.00**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: SS WELDED FRAME PRISON CELL SECURITY WINDOWS-GRILLES [REPLACE]	680	EA	$ 1,100.00	$ 748,000.00	$ 1,200.00	$ 816,000.00	$ 2,300.00	$ 1,564,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	560	SF	$ 80.00	$ 44,800.00	$ 80.00	$ 44,800.00	$ 160.00	$ 89,600.00
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	4	EA	$ 10,000.00	$ 40,000.00	$ 7,500.00	$ 30,000.00	$ 17,500.00	$ 70,000.00
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	21	EA	$ 3,000.00	$ 63,000.00	$ 3,000.00	$ 63,000.00	$ 6,000.00	$ 126,000.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**NEW WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 40,000.00	$ 40,000.00	$ 20,000.00	$ 20,000.00	$ 60,000.00	$ 60,000.00
18	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
19	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 40,000.00	$ 40,000.00
20	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 16,000.00	$ 32,000.00	$ 32,000.00
21									
22	**HOUSING UNITS: N**								
23									
24	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
25	EXT: SS WELDED FRAME PRISON CELL SECURITY WINDOWS-GRILLES [REPLACE]	170	EA	$ 1,100.00	$ 187,000.00	$ 1,200.00	$ 204,000.00	$ 2,300.00	$ 391,000.00
26	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
27	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
28	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
29	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
30	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	2	EA	$ 10,000.00	$ 20,000.00	$ 5,000.00	$ 10,000.00	$ 15,000.00	$ 30,000.00
31	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	7	EA	$ 3,000.00	$ 21,000.00	$ 3,000.00	$ 21,000.00	$ 6,000.00	$ 42,000.00
32	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
33	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
35									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
36	**NEW WORK I MEP EQUIPMENT REMOVAL**								
37	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00
38	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00
39	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00
40	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 8,000.00	$ 8,000.00
41									
61									
62	**SUB-TOTAL**				$ 1,253,800.00		$ 1,298,800.00		$ 2,552,600.00
63									
64	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 213,146.00	29.00%	$ 376,652.00		$ 589,798.00
65									
66									
67	**TOTAL I ARCHITECTURAL - NEW WORK**				**$ 1,466,946.00**		**$ 1,675,452.00**		**$ 3,142,398.00**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	HOUSING UNIT 'A' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
4	HOUSING UNIT 'A' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
5	HOUSING UNIT 'A' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
6	HOUSING UNIT 'A' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
7	HOUSING UNIT 'A' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
8			-	$ -	$ -	$ -	$ -	$ -	$ -
9	HOUSING UNIT 'B' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
10	HOUSING UNIT 'B' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
11	HOUSING UNIT 'B' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
12	HOUSING UNIT 'B' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
13	HOUSING UNIT 'B' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
13			-	$ -	$ -	$ -	$ -	$ -	$ -
14			-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**HOUSING UNITS: C + D**								
17	HOUSING UNIT 'C' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
18	HOUSING UNIT 'C' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
19	HOUSING UNIT 'C' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
20	HOUSING UNIT 'C' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
21	HOUSING UNIT 'C' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
22			-	$ -	$ -	$ -	$ -	$ -	$ -
23	HOUSING UNIT 'D' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
24	HOUSING UNIT 'D' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
25	HOUSING UNIT 'D' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
26	HOUSING UNIT 'D' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
27	HOUSING UNIT 'D' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
28			-	$ -	$ -	$ -	$ -	$ -	$ -
29			-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
30									
31	**HOUSING UNITS: N**								
32	HOUSING UNIT 'N' I 1st LEVEL [Remove Exist Mech Equip]	6,785	SF	$ -	$ -	$ 1.50	$ 10,177.50	$ 1.50	$ 10,177.50
33	HOUSING UNIT 'N' I 2nd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
34	HOUSING UNIT 'N' I 3rd LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
35	HOUSING UNIT 'N' I 4th LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 1.50	$ 9,750.00	$ 1.50	$ 9,750.00
36	HOUSING UNIT 'N' I ROOF LEVEL [Remove Exist Mech Equip]	6,500	SF	$ -	$ -	$ 4.00	$ 26,000.00	$ 4.00	$ 26,000.00
37			-	$ -	$ -	$ -	$ -	$ -	$ -
38	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
39	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
40	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
41	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
42	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
42									
39									
40	**SUB-TOTAL**				$ -		$ 327,137.50		$ 327,137.50
40									
41	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ -	29.00%	$ 94,869.88		$ 94,869.88
43									
44									
45	**TOTAL I MECHANICAL - DEMO WORK**				**$ -**		**$ 422,007.38**		**$ 422,007.38**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	HOUSING UNIT 'A' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
4	HOUSING UNIT 'A' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
5	HOUSING UNIT 'A' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
6	HOUSING UNIT 'A' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
7	HOUSING UNIT 'A' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
8									
9	HOUSING UNIT 'B' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
10	HOUSING UNIT 'B' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
11	HOUSING UNIT 'B' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
12	HOUSING UNIT 'B' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
13	HOUSING UNIT 'B' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
14			-	$ -	$ -	$ -	$ -	$ -	$ -
15			-	$ -	$ -	$ -	$ -	$ -	$ -
16	**HOUSING UNITS: C + D**								
17	HOUSING UNIT 'C' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
18	HOUSING UNIT 'C' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
19	HOUSING UNIT 'C' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
20	HOUSING UNIT 'C' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
21	HOUSING UNIT 'C' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
22									
23	HOUSING UNIT 'D' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
24	HOUSING UNIT 'D' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
25	HOUSING UNIT 'D' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
26	HOUSING UNIT 'D' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
27	HOUSING UNIT 'D' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
28			-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
29			-	$ -	$ -	$ -	$ -	$ -	$ -
30	**HOUSING UNITS: N**								
31	HOUSING UNIT 'N' I 1st LEVEL [New Mech Equip-Controls-Devices]	6,785	SF	$ 20.00	$ 135,700.00	$ 12.00	$ 81,420.00	$ 32.00	$ 217,120.00
32	HOUSING UNIT 'N' I 2nd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
33	HOUSING UNIT 'N' I 3rd LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
34	HOUSING UNIT 'N' I 4th LEVEL [New Mech Equip-Controls-Devices]	6,500	SF	$ 20.00	$ 130,000.00	$ 12.00	$ 78,000.00	$ 32.00	$ 208,000.00
35	HOUSING UNIT 'N' I ROOF LEVEL [New Mech Major Roof Top Units]	6,500	SF	$ 45.00	$ 292,500.00	$ 16.00	$ 104,000.00	$ 61.00	$ 396,500.00
36									
37									
38									
39									
40									
41									
42									
43									
44									
45	**SUB-TOTAL**				$ 4,091,000.00		$ 2,097,100.00		$ 6,188,100.00
46									
47	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 695,470.00	29.00%	$ 608,159.00		$ 1,303,629.00
48									
49									
50	**TOTAL I MECHANICAL - DEMO WORK**				**$ 4,786,470.00**		**$ 2,705,259.00**		**$ 7,491,729.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	EXIST 300 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
4	EXIST 800A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
5	EXIST 250 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
6	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
7	EXIST NORMAL PANELBOARDS [REMOVE]	7	EA	$ -	$ -	$ 2,500.00	$ 17,500.00	$ 2,500.00	$ 17,500.00
8	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
9	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	340	EA	$ -	$ -	$ 500.00	$ 170,000.00	$ 500.00	$ 170,000.00
10	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
11	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
12	EXIST DISTRIBUTION PANELS - 2ND LEVEL [REMOVE & RELOCATE]	4	EA	$ -	$ -	$ 5,000.00	$ 20,000.00	$ 5,000.00	$ 20,000.00
13	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
14	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
15	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
16									
17	**HOUSING UNITS: C + D**								
18	EXIST 300 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
19	EXIST 800A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
20	EXIST 250 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
21	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
22	EXIST NORMAL PANELBOARDS [REMOVE]	7	EA	$ -	$ -	$ 2,500.00	$ 17,500.00	$ 2,500.00	$ 17,500.00
23	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
24	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	340	EA	$ -	$ -	$ 500.00	$ 170,000.00	$ 500.00	$ 170,000.00
25	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
26									
27									
28									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
29	**HOUSING UNITS: N**								
30	EXIST 150 kVA TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
31	EXIST 600A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
32	EXIST 150 kW DIESEL GENERATOR & ELEC EQUIP [REMOVE]	1	EA	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
33	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	3	EA	$ -	$ -	$ 2,500.00	$ 7,500.00	$ 2,500.00	$ 7,500.00
34	EXIST NORMAL PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
35	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
36	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	170	EA	$ -	$ -	$ 500.00	$ 85,000.00	$ 500.00	$ 85,000.00
37	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
38									
39									
51									
52	**SUB-TOTAL**				$ -		$ 661,000.00		$ 661,000.00
53									
54	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ -	29.00%	$ 191,690.00		$ 191,690.00
55									
56									
57	**TOTAL I ELECTRICAL - DEMO WORK**				**$ -**		**$ 852,690.00**		**$ 852,690.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B**								
3	NEW 750 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
4	NEW 2000A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	1	EA	$ 15,000.00	$ 15,000.00	$ 3,500.00	$ 3,500.00	$ 18,500.00	$ 18,500.00
5	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE]	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
6	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
7	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
8	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
9	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	340	EA	$ 500.00	$ 170,000.00	$ 1,000.00	$ 340,000.00	$ 1,500.00	$ 510,000.00
10	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00
11									
12	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
13	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
14	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
15									
16	**HOUSING UNITS: C + D**								
17	NEW 750 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
18	NEW 2000A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	1	EA	$ 15,000.00	$ 15,000.00	$ 3,500.00	$ 3,500.00	$ 18,500.00	$ 18,500.00
19	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE]	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
20	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
21	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
22	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
23	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	340	EA	$ 500.00	$ 170,000.00	$ 1,000.00	$ 340,000.00	$ 1,500.00	$ 510,000.00
24	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00
25									
26	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
27	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
28	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
29									
30									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
31	**HOUSING UNITS: N**								
32	NEW 500 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,000.00	$ 3,000.00	$ 13,000.00	$ 13,000.00
33	NEW 1200A ELEC MAIN SERVICE EQUIPMENT [DIFF LOCATION]	1	EA	$ 15,000.00	$ 15,000.00	$ 3,000.00	$ 3,000.00	$ 18,000.00	$ 18,000.00
34	NEW 400 kW DIESEL GENERATOR & 800A ATS [REPLACE]	1	EA	$ 155,000.00	$ 155,000.00	$ 25,000.00	$ 25,000.00	$ 180,000.00	$ 180,000.00
35	NEW DISTRIBUTION PANELBOARDS [REPLACE]	2	EA	$ 5,000.00	$ 10,000.00	$ 3,500.00	$ 7,000.00	$ 8,500.00	$ 17,000.00
36	NEW NORMAL PANELBOARDS [REPLACE]	3	EA	$ 5,000.00	$ 15,000.00	$ 3,500.00	$ 10,500.00	$ 8,500.00	$ 25,500.00
37	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	3	EA	$ 5,000.00	$ 15,000.00	$ 3,500.00	$ 10,500.00	$ 8,500.00	$ 25,500.00
38	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	170	EA	$ 500.00	$ 85,000.00	$ 1,000.00	$ 170,000.00	$ 1,500.00	$ 255,000.00
39	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 17,500.00	$ 35,000.00	$ 35,000.00
40	-		-	$ -	$ -	$ -	$ -	$ -	$ -
41	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 7,500.00	$ 7,500.00	$ 17,500.00	$ 17,500.00	$ 25,000.00	$ 25,000.00
42	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 7,500.00	$ 7,500.00	$ 17,500.00	$ 17,500.00	$ 25,000.00	$ 25,000.00
43	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 17,500.00	$ 17,500.00	$ 37,500.00	$ 37,500.00	$ 55,000.00	$ 55,000.00
44									
58									
59	**SUB-TOTAL**				$ 1,475,000.00		$ 1,522,000.00		$ 2,997,000.00
60									
61	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 250,750.00	29.00%	$ 441,380.00		$ 692,130.00
62									
63									
64	**TOTAL I ELECTRICAL - NEW WORK**				**$ 1,725,750.00**		**$ 1,963,380.00**		**$ 3,689,130.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**DEMOLITION WORK I EXIST MAIN BUILDING STRUCTURE**								
5	UNIT 'A' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
6	UNIT 'B' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
7	UNIT 'C' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
8	UNIT 'D' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
9	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
10	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	**DEMOLITION WORK I EXIST ROOF STRUCTURE - MEP EQUIP REMOVAL**								
14	UNIT 'A' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
15	UNIT 'B' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
16	UNIT 'C' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
17	UNIT 'D' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
18	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
19	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
21									
22	**HOUSING UNITS: N**								
23									
24	**DEMOLITION WORK I EXIST MAIN BUILDING STRUCTURE**								
25	UNIT 'N' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,000.00	$ 1,000.00	$ 1,500.00	$ 1,500.00	$ 2,500.00	$ 2,500.00
26	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
27	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
29									
30	**DEMOLITION WORK I EXIST ROOF STRUCTURE - MEP EQUIP REMOVAL**								
31	UNIT 'N' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
32	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
33	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
35									
49									
50	**SUB-TOTAL**				$ 17,500.00		$ 32,500.00		$ 50,000.00
51									
52	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 2,975.00	29.00%	$ 9,425.00		$ 12,400.00
53									
54									
55	**TOTAL I STRUCTURAL - DEMO WORK**				**$ 20,475.00**		**$ 41,925.00**		**$ 62,400.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I HOUSING UNITS: A-B-C-D + N

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**HOUSING UNITS: A + B +C + D**								
3									
4	**NEW WORK I EXIST MAIN BUILDING STRUCTURE**								
5	UNIT 'A' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
6	UNIT 'B' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
7	UNIT 'C' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
8	UNIT 'D' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
9	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
10	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	**NEW WORK I EXIST ROOF STRUCTURE - NEW MEP ROOFTOP EQUIPMENT**								
14	UNIT 'A' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
15	UNIT 'B' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
16	UNIT 'C' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
17	UNIT 'D' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
18	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
19	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
21									
22	**HOUSING UNITS: N**								
23									
24	**NEW WORK I EXIST MAIN BUILDING STRUCTURE**								
25	UNIT 'N' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
26	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
27	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
29									
30	**NEW WORK I EXIST ROOF STRUCTURE - NEW MEP ROOFTOP EQUIPMENT**								
31	UNIT 'N' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
32	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
33	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
35									
49									
50	**SUB-TOTAL**				$ 87,500.00		$ 125,000.00		$ 212,500.00
51									
52	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		17.00%	$ 14,875.00	29.00%	$ 36,250.00		$ 51,125.00
53									
54									
55	**TOTAL I STRUCTURAL - NEW WORK**				**$ 102,375.00**		**$ 161,250.00**		**$ 263,625.00**

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER | BUILDINGS: E-F + G + H + I + J

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

STATUS OF DESIGN:
FINAL SUBMITTAL

	ITEM DESCRIPTION	QUANTITY NO	UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
1									
2	**RENOVATION WORK**								
3	GENERAL CONDITIONS	1	LS	$ 193,095.00	$ 193,095.00	$ 955,710.00	$ 955,710.00	$ 1,148,805.00	**$ 1,148,805.00**
4	ARCHITECTURAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 472,978.50	$ 472,978.50	$ 472,978.50	**$ 472,978.50**
5	ARCHITECTURAL | NEW WORK TOTALS	1	LS	$ 941,382.00	$ 941,382.00	$ 1,450,347.00	$ 1,450,347.00	$ 2,391,729.00	**$ 2,391,729.00**
6	MECHANICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 739,727.93	$ 739,727.93	$ 739,727.93	**$ 739,727.93**
7	MECHANICAL | NEW WORK TOTALS	1	LS	$ 6,426,966.49	$ 6,426,966.49	$ 3,381,754.35	$ 3,381,754.35	$ 9,808,720.84	**$ 9,808,720.84**
8	ELECTRICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 645,645.00	$ 645,645.00	$ 645,645.00	**$ 645,645.00**
9	ELECTRICAL | NEW WORK TOTALS	1	LS	$ 1,382,548.05	$ 1,382,548.05	$ 1,510,796.40	$ 1,510,796.40	$ 2,893,344.45	**$ 2,893,344.45**
10	STRUCTURAL | DEMO WORK TOTALS	1	LS	$ 29,250.00	$ 29,250.00	$ 37,410.00	$ 37,410.00	$ 66,660.00	**$ 66,660.00**
11	STRUCTURAL | NEW WORK TOTALS	1	LS	$ 80,437.50	$ 80,437.50	$ 193,500.00	$ 193,500.00	$ 273,937.50	**$ 273,937.50**
12									
13								**SUB-TOTAL**	**$ 18,441,548.21**
14									
15	**CONTRACTOR'S APPLICABLE FEES & MARKUPS**								
16	GC (Prime): Building Permits & Inspections				$ 18,441,548.21	x	0.25%	=	**$ 46,103.87**
17	GC (Prime): General Liability & Bonds				$ 18,441,548.21	x	1.25%	=	**$ 230,519.35**
18	GC (Prime): GC's Applicable OH&P Markups				$ 18,441,548.21	x	7.25%	=	**$ 1,337,012.25**
19	GC (Prime): Gross Receipt Taxes				$ 18,441,548.21	x	6.00%	=	**$ 1,106,492.89**
20	GC (Prime): Construction Contingency				$ 18,441,548.21	x	7.25%	=	**$ 1,337,012.25**
21	GC (Prime): Davis-Bacon Wages				$ 18,441,548.21	x	12.50%	=	**$ 2,305,193.53**
22								**SUB-TOTAL**	**$ 6,362,334.13**
23									
24	**TOTAL CONSTRUCTION BUDGET ESTIMATES | CIP PROJECT PLANNING SCHEDULE**							[Based on Projected 3-Year Annual Escalation Rates]	
25	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2027 CONSTRUCTION START (Fall)				$ 24,803,882.35	+	4.75%	=	**$ 25,982,066.76**
26	**TOTAL CONSTRUCTION BUDGET ESTIMATE: 2028 CONSTRUCTION START (Fall)**				$ 25,982,066.76	+	4.25%	=	**$ 27,086,304.59**
27	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2029 CONSTRUCTION START (Fall)				$ 27,086,304.59	+	4.00%	=	**$ 28,169,756.78**
28									
29								**SUB-TOTAL**	**$ 27,086,304.59**
30									
31									
32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**							[Based on anticipated 2028 Construction Start - Fall]	**$ 27,086,304.59**

PRELIMINARY BUDGET ESTIMATE | SUB-CONTRACTOR MARKUP FACTORS

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO
0

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
		PER UNIT	% MARK UP	PER UNIT	% MARK UP	PER UNIT	TOTAL
1	**SUB-CONTRACTORS MARKUPS**						
2	SC - APPLICABLE OVERHEAD		0.00%		12.00%		
3	SC - APPLICABLE PROFIT		10.00%		10.00%		
4	SC - GENERAL LIABILITY & BONDS		1.00%		1.00%		
5	SC - APPLICABLE TAX - MATERIALS		6.00%		0.00%		
6	SC - APPLICABLE TAX - LABOR		0.00%		6.00%		
7	-		0.00%		0.00%		
8	-		0.00%		0.00%		
9	-		0.00%		0.00%		
10	-		0.00%		0.00%		
11	-		0.00%		0.00%		
12							
13	**TOTAL I SUB-CONTRACTOR MARK-UP**		**17.00%**		**29.00%**		

PRELIMINARY BUDGET ESTIMATE | GENERAL CONDITIONS

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**GENERAL CONDITIONS**								
3	CONSTRUCTION SITE PROTECTIVE FENCING/BARRIERS	16	MO	$ 2,000.00	$ 32,000.00	$ 750.00	$ 12,000.00	$ 2,750.00	$ 44,000.00
4	WASTE MANAGEMENT [Dumpsters I Disposal / Recycling Data]	16	MO	$ 3,000.00	$ 48,000.00	$ -	$ -	$ 3,000.00	$ 48,000.00
5	PROJECT JOBSITE SIGNAGE	1	EA	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 2,500.00	$ 2,500.00
6	SENIOR PROJECT MANAGER [Assume '1' SR PM at 15%]	68	WK	$ -		$ 500.00	$ 34,000.00	$ 500.00	$ 34,000.00
7	PROJECT MANAGER [Assume '1' PM at 30%]	68	WK	$ -		$ 2,250.00	$ 153,000.00	$ 2,250.00	$ 153,000.00
8	PROJECT MANAGER ASSISTANT [Assume '1' PMA at 50%]	68	WK	$ -		$ 2,800.00	$ 190,400.00	$ 2,800.00	$ 190,400.00
9	PROJECT SITE SUPERINTENDANT [Assume '2' Full-Time at 100%]	68	WK	$ -		$ 5,600.00	$ 380,800.00	$ 5,600.00	$ 380,800.00
10	OFFICE - EQUIPMENT & SUPPLIES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
11	OFFICE - TELEPHONES	16	MO	$ 500.00	$ 8,000.00	$ -	$ -	$ 500.00	$ 8,000.00
12	OFFICE - TRAILER	16	MO	$ 1,500.00	$ 24,000.00	$ -	$ -	$ 1,500.00	$ 24,000.00
13	STORAGE CONTAINER [Assume 4 Portable Storage Units]	16	MO	$ 1,750.00	$ 28,000.00	$ -	$ -	$ 1,750.00	$ 28,000.00
14	PORTABLE TOILETS [Assume 2 Units]	16	MO	$ 600.00	$ 9,600.00	$ -	$ -	$ 600.00	$ 9,600.00
15	PROJECT SITE WEEKLY CLEANUP & FINAL CLEANUP	68	WK	$ 350.00	$ 23,800.00	$ -	$ -	$ 350.00	$ 23,800.00
16	PERMITS AND FEES	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
17	SUBMITTAL DOCUMENTATION [Product Data I Shop Dwgs I Closeout]	1	LS	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
18	MOBILIZATION + FENCING [Assume Multiple Re-Mobilizations]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
19	EQUIPMENT RENTAL [Scissor Lifts, Walkway OH Protection, etc]	1	LS	$ -	$ -	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00
20	MATERIAL STORAGE AND HANDLING	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
21									
22	**SUB-TOTAL**				**$ 183,900.00**		**$ 910,200.00**		**$ 1,094,100.00**
23									
24									
25	**GENERAL CONDITIONS - CONTINGENCY ALLOWANCE**	5.00%			$ 9,195.00		$ 45,510.00		$ 54,705.00
26									
27	**TOTAL**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**
28									
29									
30	**TOTAL COST I GENERAL CONDITIONS**				**$ 193,095.00**		**$ 955,710.00**		**$ 1,148,805.00**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration]								
3									
4	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	20	EA	$ -	$ -	$ 950.00	$ 19,000.00	$ 950.00	$ 19,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 950.00	$ 3,800.00	$ 950.00	$ 3,800.00
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 950.00	$ 1,900.00	$ 950.00	$ 1,900.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 1,500.00	$ 3,000.00	$ 1,500.00	$ 3,000.00
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
18	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
19	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
20	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
21	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
22	-		-	$ -	$ -	$ -	$ -	$ -	$ -
23									
24	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 67,700.00		$ 67,700.00
25									
26	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 19,633.00		$ 19,633.00
27									
28	**BUILDING: E - F I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 87,333.00**		**$ 87,333.00**
29									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
30									
31	**BUILDING: G** [Main Entrance - Visitor Registration]								
32									
33	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
34	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	36	EA	$ -	$ -	$ 950.00	$ 34,200.00	$ 950.00	$ 34,200.00
35	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	340	SF	$ -	$ -	$ 45.00	$ 15,300.00	$ 45.00	$ 15,300.00
36	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
37	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
38	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
39	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
40	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	2	EA	$ -	$ -	$ 950.00	$ 1,900.00	$ 950.00	$ 1,900.00
41	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 1,500.00	$ 6,000.00	$ 1,500.00	$ 6,000.00
42	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
43	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
44									
45	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
46	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
47	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
48	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
49	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
50	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
51	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 98,400.00		$ 98,400.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 28,536.00		$ 28,536.00
56									
57	**BUILDING: G I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 126,936.00**		**$ 126,936.00**
58									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
59									
60	**BUILDING: H** [Kitchen - Dining]								
61									
62	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
63	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	20	EA	$ -	$ -	$ 950.00	$ 19,000.00	$ 950.00	$ 19,000.00
64	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
65	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
66	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
67	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
68	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
69	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	12	EA	$ -	$ -	$ 950.00	$ 11,400.00	$ 950.00	$ 11,400.00
70	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
71	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
72	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
73									
74	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
75	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
76	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
77	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
78	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
79	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
80	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
81									
82	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 72,900.00		$ 72,900.00
83									
84	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 21,141.00		$ 21,141.00
85									
86	**BUILDING: H I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 94,041.00**		**$ 94,041.00**
87									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
88									
89	**BUILDING: I** [Industry - Maintenance]								
90									
91	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
92	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	12	EA	$ -	$ -	$ 950.00	$ 11,400.00	$ 950.00	$ 11,400.00
93	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
94	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
95	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
96	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
97	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
98	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	4	EA	$ -	$ -	$ 950.00	$ 3,800.00	$ 950.00	$ 3,800.00
99	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
100	-	0	-	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
101	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
102									
103	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
104	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
105	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
106	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
107	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
108	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
109	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
110									
111	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 57,700.00		$ 57,700.00
112									
113	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 16,733.00		$ 16,733.00
114									
115	**BUILDING: I I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 74,433.00**		**$ 74,433.00**
116									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
117									
118	**BUILDING: J** [Support Facilities]								
119									
120	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
121	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REMOVAL]	15	EA	$ -	$ -	$ 950.00	$ 14,250.00	$ 950.00	$ 14,250.00
122	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 45.00	$ -	$ 45.00	$ -
123	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 55.00	$ -	$ 55.00	$ -
124	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 950.00	$ -	$ 950.00	$ -
125	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	5	EA	$ -	$ -	$ 1,500.00	$ 7,500.00	$ 1,500.00	$ 7,500.00
126	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 2,500.00	$ -	$ 2,500.00	$ -
127	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	6	EA	$ -	$ -	$ 950.00	$ 5,700.00	$ 950.00	$ 5,700.00
128	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 1,500.00	$ -	$ 1,500.00	$ -
129	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
130	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
131									
132	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
133	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 7,500.00	$ 7,500.00	$ 7,500.00	$ 7,500.00
134	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
135	ARCH: DEMO MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
136	ARCH: DEMO MEP EQUIP - REMOVE EXIST INTERIOR CEILING & WALL FINISHES	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
137	ARCH: DEMO MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
138	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
139									
140	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 69,950.00		$ 69,950.00
141									
142	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 20,285.50		$ 20,285.50
143									
144	**BUILDING: J I SUB-TOTAL FOR ARCHITECTURAL - DEMO WORK**				**$ -**		**$ 90,235.50**		**$ 90,235.50**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ARCHITECTURAL - DEMO WORK		**$ -**		**$ 472,978.50**		**$ 472,978.50**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration]								
3									
4	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	20	EA	$ 1,100.00	$ 22,000.00	$ 1,200.00	$ 24,000.00	$ 2,300.00	$ 46,000.00
6	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
7	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
8	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	4	EA	$ 3,500.00	$ 14,000.00	$ 3,000.00	$ 12,000.00	$ 6,500.00	$ 26,000.00
9	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
10	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
11	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	2	EA	$ 3,000.00	$ 6,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 12,000.00
12	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	2	EA	$ 3,750.00	$ 7,500.00	$ 3,500.00	$ 7,000.00	$ 7,250.00	$ 14,500.00
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**NEW WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
18	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
19	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
20	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 30,000.00	$ 30,000.00	$ 70,000.00	$ 70,000.00	$ 100,000.00	$ 100,000.00
21	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00	$ 50,000.00	$ 50,000.00
22	-		-	$ -	$ -	$ -	$ -	$ -	$ -
23									
24	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 144,500.00		$ 194,000.00		$ 338,500.00
25									
26	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 24,565.00	29.00%	$ 56,260.00		$ 80,825.00
27									
28	**BUILDING: E - F I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 169,065.00**		**$ 250,260.00**		**$ 419,325.00**
29									
30									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
31	**BUILDING: G** [Main Entrance - Visitor Registration]								
32									
33	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
34	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	36	EA	$ 1,100.00	$ 39,600.00	$ 1,200.00	$ 43,200.00	$ 2,300.00	$ 82,800.00
35	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	340	SF	$ 60.00	$ 20,400.00	$ 60.00	$ 20,400.00	$ 120.00	$ 40,800.00
36	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
37	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
38	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
39	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	1	EA	$ 10,000.00	$ 10,000.00	$ 7,500.00	$ 7,500.00	$ 17,500.00	$ 17,500.00
40	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	2	EA	$ 3,000.00	$ 6,000.00	$ 3,000.00	$ 6,000.00	$ 6,000.00	$ 12,000.00
41	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	4	EA	$ 3,750.00	$ 15,000.00	$ 3,500.00	$ 14,000.00	$ 7,250.00	$ 29,000.00
42	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
43	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
44									
45	**NEW WORK I MEP EQUIPMENT REMOVAL**								
46	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
47	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 3,500.00	$ 3,500.00	$ 15,000.00	$ 15,000.00	$ 18,500.00	$ 18,500.00
48	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
49	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 35,000.00	$ 35,000.00	$ 70,000.00	$ 70,000.00	$ 105,000.00	$ 105,000.00
50	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00	$ 50,000.00	$ 50,000.00
51	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 179,500.00		$ 236,100.00		$ 415,600.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 30,515.00	29.00%	$ 68,469.00		$ 98,984.00
56									
57	**BUILDING: G I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 210,015.00**		**$ 304,569.00**		**$ 514,584.00**
58									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
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PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
59									
60	**BUILDING: H** [Kitchen - Dining]								
61									
62	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
63	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	0	EA	$ 1,100.00	$ -	$ 1,200.00	$ -	$ 2,300.00	$ -
64	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
65	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
66	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
67	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
68	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
69	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	6	EA	$ 3,000.00	$ 18,000.00	$ 3,000.00	$ 18,000.00	$ 6,000.00	$ 36,000.00
70	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
71	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
72	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
73									
74	**NEW WORK I MEP EQUIPMENT REMOVAL**								
75	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 30,000.00	$ 30,000.00	$ 15,000.00	$ 15,000.00	$ 45,000.00	$ 45,000.00
76	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
77	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
78	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 50,000.00	$ 50,000.00	$ 100,000.00	$ 100,000.00	$ 150,000.00	$ 150,000.00
79	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
80	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
81									
82	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 153,000.00		$ 213,000.00		$ 366,000.00
83									
84	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 26,010.00	29.00%	$ 61,770.00		$ 87,780.00
85									
86	**BUILDING: H I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 179,010.00**		**$ 274,770.00**		**$ 453,780.00**
87									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
88									
89	**BUILDING: I** [Industry - Maintenance]								
90									
91	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
92	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	24	EA	$ 1,100.00	$ 26,400.00	$ 1,200.00	$ 28,800.00	$ 2,300.00	$ 55,200.00
93	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
94	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
95	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
96	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
97	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
98	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	12	EA	$ 3,000.00	$ 36,000.00	$ 3,000.00	$ 36,000.00	$ 6,000.00	$ 72,000.00
99	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
100	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
101	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
102									
103	**NEW WORK I MEP EQUIPMENT REMOVAL**			$ -					
104	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
105	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
106	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
107	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 50,000.00	$ 50,000.00	$ 100,000.00	$ 100,000.00	$ 150,000.00	$ 150,000.00
108	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
109	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
110									
111	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 182,400.00		$ 259,800.00		$ 442,200.00
112									
113	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 31,008.00	29.00%	$ 75,342.00		$ 106,350.00
114									
115	**BUILDING: I I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 213,408.00**		**$ 335,142.00**		**$ 548,550.00**
116									

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
117									
118	**BUILDING: J** [Support Facilities]								
119									
120	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
121	EXT: STEEL FRAMED EXTERIOR WINDOW SYSTEM [REPLACE]	12	EA	$ 1,100.00	$ 13,200.00	$ 1,200.00	$ 14,400.00	$ 2,300.00	$ 27,600.00
122	EXT: HM FRAMED SECURITY STOREFRONT GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 60.00	$ -	$ 120.00	$ -
123	EXT: HM FRAMED SECURITY CURTAINWALL GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 80.00	$ -	$ 160.00	$ -
124	EXT: HM FRAMED SECURITY STOREFRONT SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,500.00	$ -	$ 3,000.00	$ -	$ 6,500.00	$ -
125	EXT: HM FRAMED SECURITY STOREFRONT DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,500.00	$ -	$ 3,500.00	$ -	$ 8,000.00	$ -
126	EXT: HM FRAMED SECURITY STOREFRONT AUTO-SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 10,000.00	$ -	$ 7,500.00	$ -	$ 17,500.00	$ -
127	EXT: HM FRAMED SECURITY STEEL SLAB SINGLE-SWING DOORS [REPLACE]	4	EA	$ 3,000.00	$ 12,000.00	$ 3,000.00	$ 12,000.00	$ 6,000.00	$ 24,000.00
128	EXT: HM FRAMED SECURITY STEEL SLAB DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 3,750.00	$ -	$ 3,500.00	$ -	$ 7,250.00	$ -
129	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
130	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
131									
132	**NEW WORK I MEP EQUIPMENT REMOVAL**			$ -					
133	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
134	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
135	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00
136	ARCH: MISC MEP EQUIP - NEW INTERIOR CEILING & WALL FINISHES [REPAIR/REPLACE]	1	LS	$ 50,000.00	$ 50,000.00	$ 100,000.00	$ 100,000.00	$ 150,000.00	$ 150,000.00
137	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
138	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
139									
140	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 145,200.00		$ 221,400.00		$ 366,600.00
141									
142	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 24,684.00	29.00%	$ 64,206.00		$ 88,890.00
143									
144	**BUILDING: J I SUB-TOTAL FOR ARCHITECTURAL - NEW WORK**				**$ 169,884.00**		**$ 285,606.00**		**$ 455,490.00**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ARCHITECTURAL - NEW WORK		**$ 941,382.00**		**$ 1,450,347.00**		**$ 2,391,729.00**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
5	BUILDING UNIT: 'E' I 1st LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 6.00	$ 33,000.00	$ 6.00	$ 33,000.00
6	BUILDING UNIT: 'E' I 2nd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
7	BUILDING UNIT: 'E' I ROOF LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 4.00	$ 22,000.00	$ 4.00	$ 22,000.00
8	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
9	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
10	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
11	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	BUILDING UNIT: 'F' I 1st LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 6.00	$ 33,000.00	$ 6.00	$ 33,000.00
14	BUILDING UNIT: 'F' I 2nd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
15	BUILDING UNIT: 'F' I ROOF LEVEL [Remove Exist Mech Equip]	5,500	SF	$ -	$ -	$ 4.00	$ 22,000.00	$ 4.00	$ 22,000.00
16	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
17	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
20									
21	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 110,000.00		$ 110,000.00
22									
23	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 31,900.00		$ 31,900.00
24									
25	**BUILDING: E - F I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 141,900.00**		**$ 141,900.00**
26									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

	ITEM DESCRIPTION	QUANTITY NO	QUANTITY UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
27									
28	**BUILDING: G** [Main Entrance - Visitor Registration]								
29									
30	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
31	BUILDING UNIT: 'G' I 1st LEVEL [Remove Exist Mech Equip]	1,600	SF	$ -	$ -	$ 14.00	$ 22,400.00	$ 14.00	$ 22,400.00
32	BUILDING UNIT: 'G' I 2nd LEVEL [Remove Exist Mech Equip]	1,600	SF	$ -	$ -	$ 14.00	$ 22,400.00	$ 14.00	$ 22,400.00
33	BUILDING UNIT: 'G' I 3rd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
34	BUILDING UNIT: 'G' I ROOF LEVEL [Remove Exist Mech Equip]	1,600	SF	$ -	$ -	$ 8.00	$ 12,800.00	$ 8.00	$ 12,800.00
35	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
36									
37	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 57,600.00		$ 57,600.00
38									
39	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 16,704.00		$ 16,704.00
40									
41	**BUILDING: G I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 74,304.00**		**$ 74,304.00**
42									
43									
44	**BUILDING: H** [Kitchen - Dining]								
45									
46	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
47	BUILDING UNIT: 'H' I 1st LEVEL [Remove Exist Mech Equip]	27,860	SF	$ -	$ -	$ 1.50	$ 41,790.00	$ 1.50	$ 41,790.00
48	BUILDING UNIT: 'H' I 2nd LEVEL [Remove Exist Mech Equip]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
49	BUILDING UNIT: 'H' I ROOF LEVEL [Remove Exist Mech Equip]	27,860	SF	$ -	$ -	$ 4.00	$ 111,440.00	$ 4.00	$ 111,440.00
50	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
51	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 153,230.00		$ 153,230.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 44,436.70		$ 44,436.70
56									
57	**BUILDING: H I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 197,666.70**		**$ 197,666.70**
58									
59									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
60	**BUILDING: I** [Industry - Maintenance]					[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST MECHANICAL EQUIPMENT]			
61									
62	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
63	BUILDING UNIT: 'I' I 1st LEVEL [Exist Mech Equip to Remain]	34,000	SF	$ -	$ -	$ -		$ -	$ -
64	BUILDING UNIT: 'I' I MEZZ LEVEL [Exist Mech Equip to Remain]	3,500	SF	$ -	$ -	$ -	$ -	$ -	$ -
65	BUILDING UNIT: 'I' I ROOF LEVEL [Exist Mech Equip to Remain]	34,000	SF	$ -	$ -	$ -	$ -	$ -	$ -
66	BUILDING UNIT: 'I' I MISC DEMO & REPLACEMENT [Limited Defective Equip & Devices]	34,000	SF	$ -	$ -	$ 1.00	$ 34,000.00	$ 1.00	$ 34,000.00
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 34,000.00		$ 34,000.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 9,860.00		$ 9,860.00
71									
72	**BUILDING: I I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 43,860.00**		**$ 43,860.00**
73									
74									
75	**BUILDING: J** [Support Facilities]								
76									
77	**DEMOLITION WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
78	BUILDING UNIT: 'J' I 1st LEVEL [Remove Exist Mech Equip]	38,375	SF	$ -	$ -	$ 1.50	$ 57,562.50	$ 1.50	$ 57,562.50
79	BUILDING UNIT: 'J' I MEZZ LEVEL [Remove Exist Mech Equip]	1,885	SF	$ -	$ -	$ 4.00	$ 7,540.00	$ 4.00	$ 7,540.00
80	BUILDING UNIT: 'J' I ROOF LEVEL [Remove Exist Mech Equip]	38,375	SF	$ -	$ -	$ 4.00	$ 153,500.00	$ 4.00	$ 153,500.00
81	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
82									
83	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 218,602.50		$ 218,602.50
84									
85	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 63,394.73		$ 63,394.73
86									
87	**BUILDING: J I SUB-TOTAL FOR MECHANICAL - DEMO WORK**				**$ -**		**$ 281,997.23**		**$ 281,997.23**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I MECHANICAL - DEMO WORK		**$ -**		**$ 739,727.93**		**$ 739,727.93**

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
5	BUILDING UNIT: 'E' I 1st LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 20.00	$ 110,000.00	$ 12.00	$ 66,000.00	$ 32.00	$ 176,000.00
6	BUILDING UNIT: 'E' I 2nd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
7	BUILDING UNIT: 'E' I ROOF LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 45.00	$ 247,500.00	$ 16.00	$ 88,000.00	$ 61.00	$ 335,500.00
8	BUILDING UNIT: 'E' I MECH SYSTEM COMMISSIONING [New Mech Equip-Controls-Devices]	5,500	SF	$ 0.50	$ 2,750.00	$ 2.00	$ 11,000.00	$ 2.50	$ 13,750.00
9	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
10	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
11	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	BUILDING UNIT: 'F' I 1st LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 20.00	$ 110,000.00	$ 12.00	$ 66,000.00	$ 32.00	$ 176,000.00
14	BUILDING UNIT: 'F' I 2nd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
15	BUILDING UNIT: 'F' I ROOF LEVEL [New Mech Equip-Controls-Devices]	5,500	SF	$ 45.00	$ 247,500.00	$ 16.00	$ 88,000.00	$ 61.00	$ 335,500.00
16	BUILDING UNIT: 'F' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	5,500	SF	$ 0.50	$ 2,750.00	$ 2.00	$ 11,000.00	$ 2.50	$ 13,750.00
17	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
20									
21	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 720,500.00		$ 330,000.00		$ 1,050,500.00
22									
23	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 122,485.00	29.00%	$ 95,700.00		$ 218,185.00
24									
25	**BUILDING: E - F I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 842,985.00**		**$ 425,700.00**		**$ 1,268,685.00**
26									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
27									
28	**BUILDING: G** [Main Entrance - Visitor Registration]								
29									
30	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
31	BUILDING UNIT: 'G' I 1st LEVEL [New Mech Equip-Controls-Devices]	1,600	SF	$ 45.00	$ 72,000.00	$ 36.00	$ 57,600.00	$ 81.00	$ 129,600.00
32	BUILDING UNIT: 'G' I 2nd LEVEL [New Mech Equip-Controls-Devices]	1,600	SF	$ 45.00	$ 72,000.00	$ 36.00	$ 57,600.00	$ 81.00	$ 129,600.00
33	BUILDING UNIT: 'G' I 3rd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
34	BUILDING UNIT: 'G' I ROOF LEVEL [New Mech Equip-Controls-Devices]	1,600	SF	$ 65.00	$ 104,000.00	$ 36.00	$ 57,600.00	$ 101.00	$ 161,600.00
35	BUILDING UNIT: 'G' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	3,200	SF	$ 0.75	$ 2,400.00	$ 2.50	$ 8,000.00	$ 3.25	$ 10,400.00
36									
37	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 250,400.00		$ 180,800.00		$ 431,200.00
38									
39	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 42,568.00	29.00%	$ 52,432.00		$ 95,000.00
40									
41	**BUILDING: G I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 292,968.00**		**$ 233,232.00**		**$ 526,200.00**
42									
43									
44	**BUILDING: H** [Kitchen - Dining]								
45									
46	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
47	BUILDING UNIT: 'H' I 1st LEVEL [New Mech Equip-Controls-Devices]	27,860	SF	$ 20.00	$ 557,200.00	$ 12.00	$ 334,320.00	$ 32.00	$ 891,520.00
48	BUILDING UNIT: 'H' I 2nd LEVEL [New Mech Equip-Controls-Devices]	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
49	BUILDING UNIT: 'H' I ROOF LEVEL [New Mech Equip-Controls-Devices]	27,860	SF	$ 45.00	$ 1,253,700.00	$ 16.00	$ 445,760.00	$ 61.00	$ 1,699,460.00
50	BUILDING UNIT: 'H' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	27,860	-	$ 0.25	$ 6,965.00	$ 1.00	$ 27,860.00	$ 1.25	$ 34,825.00
51	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
52									
53	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 1,817,865.00		$ 807,940.00		$ 2,625,805.00
54									
55	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 309,037.05	29.00%	$ 234,302.60		$ 543,339.65
56									
57	**BUILDING: H I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 2,126,902.05**		**$ 1,042,242.60**		**$ 3,169,144.65**
58									
59									

PRELIMINARY BUDGET ESTIMATE | MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
60	**BUILDING: I** [Industry - Maintenance]					[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST MECHANICAL EQUIPMENT]			
61									
62	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
63	BUILDING UNIT: 'I' I 1st LEVEL [Exist Mech Equip to Remain I Repair to Extent Req'd]	34,000	SF	$ 0.50	$ 17,000.00	$ 1.25	$ 42,500.00	$ 1.75	$ 59,500.00
64	BUILDING UNIT: 'I' I MEZZ LEVEL [Exist Mech Equip to Remain I Repair to Extent Req'd]	3,500	SF	$ 3.00	$ 10,500.00	$ 6.00	$ 21,000.00	$ 9.00	$ 31,500.00
65	BUILDING UNIT: 'I' I ROOF LEVEL [Exist Mech Equip to Remain I Repair to Extent Req'd]	34,000	SF	$ 0.50	$ 17,000.00	$ 1.25	$ 42,500.00	$ 1.75	$ 59,500.00
66	BUILDING UNIT: 'I' I MECH SYSTEM COMMISSIONING [CxA: Exist Equip-Controls-Devices]	34,000	-	$ 0.15	$ 5,100.00	$ 0.25	$ 8,500.00	$ 0.40	$ 13,600.00
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 49,600.00		$ 114,500.00		$ 164,100.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 8,432.00	29.00%	$ 33,205.00		$ 41,637.00
71									
72	**BUILDING: I I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 58,032.00**		**$ 147,705.00**		**$ 205,737.00**
73									
74									
75	**BUILDING: J** [Support Facilities]								
76									
77	**NEW WORK I MECHANICAL EQUIPMENT & SYSTEMS**								
78	BUILDING UNIT: 'J' I 1st LEVEL [New Mech Equip-Controls-Devices]	38,375	SF	$ 20.00	$ 767,500.00	$ 12.00	$ 460,500.00	$ 32.00	$ 1,228,000.00
79	BUILDING UNIT: 'J' I MEZZ LEVEL [New Mech Equip-Controls-Devices]	1,885	SF	$ 80.00	$ 150,800.00	$ 40.00	$ 75,400.00	$ 120.00	$ 226,200.00
80	BUILDING UNIT: 'J' I ROOF LEVEL [New Mech Equip-Controls-Devices]	38,375	SF	$ 45.00	$ 1,726,875.00	$ 16.00	$ 614,000.00	$ 61.00	$ 2,340,875.00
81	BUILDING UNIT: 'J' I MECH SYSTEM COMMISSIONING [New Equip-Controls-Devices]	38,375	-	$ 0.25	$ 9,593.75	$ 1.00	$ 38,375.00	$ 1.25	$ 47,968.75
82									
83	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 2,654,768.75		$ 1,188,275.00		$ 3,843,043.75
84									
85	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 451,310.69	29.00%	$ 344,599.75		$ 795,910.44
86									
87	**BUILDING: J I SUB-TOTAL FOR MECHANICAL - NEW WORK**				**$ 3,106,079.44**		**$ 1,532,874.75**		**$ 4,638,954.19**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I MECHANICAL - NEW WORK		**$ 6,426,966.49**		**$ 3,381,754.35**		**$ 9,808,720.84**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
5	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
6	EXIST 600A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
7	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	1	EA	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
8	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
9	EXIST NORMAL PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
10	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
11									
12	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	EA	$ -	$ -	$ 35,000.00	$ 35,000.00	$ 35,000.00	$ 35,000.00
13	EXIST DISTRIBUTION PANELS [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
14	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
15	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
16	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
17	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19									
20	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 115,500.00		$ 115,500.00
21									
22	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 33,495.00		$ 33,495.00
23									
24	**BUILDING: E - F I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 148,995.00**		**$ 148,995.00**
25									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
26									
27	**BUILDING: G** [Main Entrance - Visitor Registration]								
28									
29	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
30	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
31	EXIST 400A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
32	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	-	EA	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	$ -
33	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
34	EXIST NORMAL PANELBOARDS [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
35	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
36									
37	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
38	EXIST DISTRIBUTION PANELS [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
39	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
40	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
41	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
42	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
43									
44	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 88,500.00		$ 88,500.00
45									
46	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 25,665.00		$ 25,665.00
47									
48	**BUILDING: G I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 114,165.00**		**$ 114,165.00**
49									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
50									
51	**BUILDING: H** [Kitchen - Dining]								
52									
53	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
54	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMAIN IN PLACE]	-	EA	$ -	$ -	$ -		$ -	$ -
55	EXIST 600A ELEC SERVICE EQUIPMENT [REMAIN IN PLACE] [Partial Parts Replacement]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
56	EXIST 350kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Dedicated to Building H]	1	EA	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
57	EXIST DISTRIBUTION PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
58	EXIST NORMAL PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	6	EA	$ -	$ -	$ 3,500.00	$ 21,000.00	$ 3,500.00	$ 21,000.00
59	EXIST EMERGENCY PANELBOARDS & MCC [REMAIN IN PLACE] [Partial Parts Replacement]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
60									
61	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMAIN IN PLACE] [Partial Replacement]	1	EA	$ -	$ -	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
62	EXIST DISTRIBUTION PANELS [REMOVE & RELOCATE]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
63	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
64	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
65	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
66	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 134,000.00		$ 134,000.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 38,860.00		$ 38,860.00
71									
72	**BUILDING: H I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 172,860.00**		**$ 172,860.00**
73									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
74									
75	**BUILDING: I** [Industry - Maintenance]				[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST ELECTRICAL EQUIPMENT]				
76									
77	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
78	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
79	EXIST 200A ELEC SERVICE EQUIPMENT [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
80	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	-	EA	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	$ -
81	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
82	EXIST NORMAL PANELBOARDS [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
83	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
84	-	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
85	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMAIN: Partial Replacement & Relocation]	1	EA	$ -	$ -	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00
86	EXIST DISTRIBUTION PANELS [REMAIN: Partial Replacement & Relocation]	1	EA	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
87	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
88	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
89	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
90	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
91									
92	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 35,000.00		$ 35,000.00
93									
94	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 10,150.00		$ 10,150.00
95									
96	**BUILDING: I I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 45,150.00**		**$ 45,150.00**
97									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
98									
99	**BUILDING: J** [Support Facilities]								
100									
101	**DEMOLITION WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
102	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMOVE]	1	EA	$ -	$ -	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00
103	EXIST 200A ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
104	EXIST 500kW DIESEL GENERATOR & ELEC EQUIP [REMOVE] [Bldgs: E-F + G + H + I + J]	-	EA	$ -	$ -	$ 10,000.00	$ -	$ 10,000.00	$ -
105	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 3,500.00	$ 14,000.00	$ 3,500.00	$ 14,000.00
106	EXIST NORMAL PANELBOARDS [REMOVE]	6	EA	$ -	$ -	$ 3,500.00	$ 21,000.00	$ 3,500.00	$ 21,000.00
107	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	2	EA	$ -	$ -	$ 3,500.00	$ 7,000.00	$ 3,500.00	$ 7,000.00
108									
109	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	EA	$ -	$ -	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
110	EXIST DISTRIBUTION PANELS [REMAIN: Partial Replacement & Relocation]	1	EA	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
111	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
112	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
113	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
114	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
115									
116	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ -		$ 127,500.00		$ 127,500.00
117									
118	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ -	29.00%	$ 36,975.00		$ 36,975.00
119									
120	**BUILDING: J I SUB-TOTAL FOR ELECTRICAL - DEMO WORK**				**$ -**		**$ 164,475.00**		**$ 164,475.00**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ELECTRICAL - DEMO WORK		**$ -**		**$ 645,645.00**		**$ 645,645.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
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ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDING: E - F** [Administration - Visitors]								
3									
4	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
5	NEW 30 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
6	NEW 600A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	2	EA	$ 15,000.00	$ 30,000.00	$ 3,500.00	$ 7,000.00	$ 18,500.00	$ 37,000.00
7	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
8	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
9	NEW NORMAL PANELBOARDS [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
10	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	5	EA	$ 5,000.00	$ 25,000.00	$ 3,500.00	$ 17,500.00	$ 8,500.00	$ 42,500.00
11									
12	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
13	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
14	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
15	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
16	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	11,000	SF	$ 0.50	$ 5,500.00	$ 2.00	$ 22,000.00	$ 2.50	$ 27,500.00
17	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
18	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
19									
20	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 400,500.00		$ 305,000.00		$ 705,500.00
21									
22	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 68,085.00	29.00%	$ 88,450.00		$ 156,535.00
23									
24	**BUILDING: E - F I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 468,585.00**		**$ 393,450.00**		**$ 862,035.00**
25									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
26									
27	**BUILDING: G** [Main Entrance - Visitor Registration]								
28									
29	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
30	NEW 30 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
31	NEW 200A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	2	EA	$ 15,000.00	$ 30,000.00	$ 3,500.00	$ 7,000.00	$ 18,500.00	$ 37,000.00
32	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	-	EA	$ 190,000.00	$ -	$ 35,000.00	$ -	$ 225,000.00	$ -
33	NEW DISTRIBUTION PANELBOARDS [REPLACE]	3	EA	$ 5,000.00	$ 15,000.00	$ 3,500.00	$ 10,500.00	$ 8,500.00	$ 25,500.00
34	NEW NORMAL PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
35	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
36									
37	NEW DISTRIBUTION PANELS - 1st LEVEL [REPLACE - RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
38	NEW DISTRIBUTION PANELS - 2nd LEVEL [REPLACE - RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
39	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [REPLACE - RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
40	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
41	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	3,200	SF	$ 0.50	$ 1,600.00	$ 2.00	$ 6,400.00	$ 2.50	$ 8,000.00
42	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
43									
44	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 186,600.00		$ 240,400.00		$ 427,000.00
45									
46	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 31,722.00	29.00%	$ 69,716.00		$ 101,438.00
47									
48	**BUILDING: G I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 218,322.00**		**$ 310,116.00**		**$ 528,438.00**
49									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
50									
51	**BUILDING: H** [Kitchen - Dining]								
52									
53	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
54	EXIST 45 kVA STEP-DOWN TRANSFORMER & EQUIP [REMAIN IN PLACE]	-	EA	$ 10,000.00	$ -	$ 3,500.00		$ 13,500.00	$ -
55	EXIST 600A ELEC SERVICE EQUIPMENT [REMAIN IN PLACE] [Partial Parts Replacement]	1	EA	$ 5,000.00	$ 5,000.00	$ 2,000.00	$ 2,000.00	$ 7,000.00	$ 7,000.00
56	NEW 750kW DIESEL GENERATOR & ELEC EQUIP [REPLACE] [Dedicated to Building H]	1	EA	$ 190,000.00	$ 190,000.00	$ 35,000.00	$ 35,000.00	$ 225,000.00	$ 225,000.00
57	EXIST DISTRIBUTION PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	4	EA	$ 2,500.00	$ 10,000.00	$ 2,000.00	$ 8,000.00	$ 4,500.00	$ 18,000.00
58	EXIST NORMAL PANELBOARDS [REMAIN IN PLACE] [Partial Parts Replacement]	7	EA	$ 2,500.00	$ 17,500.00	$ 2,000.00	$ 14,000.00	$ 4,500.00	$ 31,500.00
59	EXIST EMERGENCY PANELBOARDS & MCC [REMAIN IN PLACE] [Partial Parts Replacement	6	EA	$ 2,500.00	$ 15,000.00	$ 2,000.00	$ 12,000.00	$ 4,500.00	$ 27,000.00
60									
61	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
62	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
63	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
64	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
65	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	27,860	SF	$ 0.25	$ 6,965.00	$ 1.00	$ 27,860.00	$ 1.25	$ 34,825.00
66	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
67									
68	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 334,465.00		$ 283,860.00		$ 618,325.00
69									
70	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 56,859.05	29.00%	$ 82,319.40		$ 139,178.45
71									
72	**BUILDING: H I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 391,324.05**		**$ 366,179.40**		**$ 757,503.45**
73									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
74									
75	**BUILDING: I** [Industry - Maintenance]				[NOT EVALUATED: RECOMMEND ALLOWANCES FOR MISC CORRECTIVE WORK TO EXIST ELECTRICAL EQUIPMENT]				
76									
77	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
78	EXIST 30kVA STEP-DOWN TRANSFORMER & EQUIP [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
79	EXIST 200A ELEC SERVICE EQUIPMENT [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
80	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	-	EA	$ -	$ -	$ 35,000.00	$ -	$ 35,000.00	$ -
81	EXIST DISTRIBUTION PANELBOARDS [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
82	EXIST NORMAL PANELBOARDS [REMMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
83	EXIST EMERGENCY PANELBOARDS & MCC [REMAIN]	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
84	-	-	EA	$ -	$ -	$ -	$ -	$ -	$ -
85	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 25,000.00	$ 25,000.00	$ 40,000.00	$ 40,000.00
86	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	-	LS	$ -	$ -	$ -	$ -	$ -	$ -
87	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
88	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 15,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
89	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	34,000	SF	$ 0.15	$ 5,100.00	$ 0.35	$ 11,900.00	$ 0.50	$ 17,000.00
90	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
91									
92	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 60,100.00		$ 121,900.00		$ 182,000.00
93									
94	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 10,217.00	29.00%	$ 35,351.00		$ 45,568.00
95									
96	**BUILDING: I I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 70,317.00**		**$ 157,251.00**		**$ 227,568.00**
97									

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
98									
99	**BUILDING: J** [Support Facilities]								
100									
101	**NEW WORK I ELECTRICAL EQUIPMENT & SYSTEMS**								
102	NEW 45 kVA TRANSFORMER & RELATED ELEC SERVICE EQUIP	1	EA	$ 10,000.00	$ 10,000.00	$ 3,500.00	$ 3,500.00	$ 13,500.00	$ 13,500.00
103	NEW 600A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	2	EA	$ 15,000.00	$ 30,000.00	$ 3,500.00	$ 7,000.00	$ 18,500.00	$ 37,000.00
104	NEW 750 kW DIESEL GENERATOR & 800A ATS [REPLACE] [Buildings: 'E-F' + 'G' + 'I' + 'J']	-	EA	$ -	$ -	$ 35,000.00	$ -	$ 35,000.00	$ -
105	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
106	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
107	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
108									
109	NEW DISTRIBUTION PANELS - 1st LEVEL [REMOVE & RELOCATE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
110	NEW DISTRIBUTION PANELS - 2nd LEVEL [REMOVE & RELOCATE]	-	LS	$ -	$ -	$ -	$ -	$ -	$ -
111	NEW PRIMARY & SECONDARY FEEDERS - GENERATORS [RELOCATE]	1	LS	$ 35,000.00	$ 35,000.00	$ 65,000.00	$ 65,000.00	$ 100,000.00	$ 100,000.00
112	NEW MISC ELEC EQUIP, WIRING & DEVICES [CONTINGENCY]	1	LS	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00	$ 75,000.00	$ 75,000.00
113	NEW ELEC WORK I ELEC SYSTEM COMMISSIONING [New Elec Equip-Controls-Devices]	11,000	SF	$ -	$ -	$ -	$ -	$ -	$ -
114	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
115									
116	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 200,000.00		$ 220,000.00		$ 420,000.00
117									
118	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 34,000.00	29.00%	$ 63,800.00		$ 97,800.00
119									
120	**BUILDING: J I SUB-TOTAL FOR ELECTRICAL - NEW WORK**				**$ 234,000.00**		**$ 283,800.00**		**$ 517,800.00**

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I ELECTRICAL - NEW WORK		**$ 1,382,548.05**		**$ 1,510,796.40**		**$ 2,893,344.45**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDINGS: 'E-F' + 'G' + 'H' + 'I' + 'J'**								
3									
4	**BUILDING: 'E-F'** [Administration - Visitors]								
5	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
6	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
7	-		-	$ -	$ -	$ -	$ -	$ -	$ -
8	**BUILDING: 'G'** [Main Entrance - Visitor Registration]								
9	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
10	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 6,000.00	$ 6,000.00
11	-		-	$ -	$ -	$ -	$ -	$ -	$ -
12	**BUILDING: 'H'** [Kitchen - Dining]								
13	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
14	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
15	-		-	$ -	$ -	$ -	$ -	$ -	$ -
16	**BUILDING: 'I'** [Industry - Maintenance]								
17	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
18	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
19	-		-	$ -	$ -	$ -	$ -	$ -	$ -
20	**BUILDING: 'J'** [Support Facilities]								
21	- DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
22	- DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
23	-		-	$ -	$ -	$ -	$ -	$ -	$ -
24									
25	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 25,000.00		$ 29,000.00		$ 54,000.00
26									
27	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 4,250.00	29.00%	$ 8,410.00		$ 12,660.00

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I STRUCTURAL - DEMOLITION WORK		**$ 29,250.00**		**$ 37,410.00**		**$ 66,660.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
BUCKINGHAM CORRECTIONAL CENTER I BUILDINGS: E-F + G + H + I + J

PACE COLLABORATIVE
-

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**BUILDINGS: 'E-F' + 'G' + 'H' + 'I' + 'J'**								
3									
4	**BUILDING: 'E-F'** [Administration - Visitors]								
5	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00
6	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
7	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
8	**BUILDING: 'G'** [Main Entrance - Visitor Registration]								
9	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 5,000.00	$ 5,000.00	$ 12,500.00	$ 12,500.00	$ 17,500.00	$ 17,500.00
10	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 35,000.00	$ 35,000.00	$ 50,000.00	$ 50,000.00
11	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
12	**BUILDING: 'H'** [Kitchen - Dining]								
13	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
14	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00
15	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
16	**BUILDING: 'I'** [Industry - Maintenance]								
17	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,250.00	$ 1,250.00	$ 2,500.00	$ 2,500.00	$ 3,750.00	$ 3,750.00
18	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
19	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
20	**BUILDING: 'J'** [Support Facilities]								
21	- NEW MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00
22	- NEW MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00
23	-	-	-	$ -	$ -	$ -	$ -	$ -	$ -
24									
25	**SUB-CONTRACTOR I SUB-TOTAL COSTS**				$ 68,750.00		$ 150,000.00		$ 218,750.00
26									
27	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**			17.00%	$ 11,687.50	29.00%	$ 43,500.00		$ 55,187.50

		MATERIAL COST TOTAL		LABOR COST TOTAL		ENGINEER ESTIMATE TOTAL
TOTAL I STRUCTURAL - NEW WORK		**$ 80,437.50**		**$ 193,500.00**		**$ 273,937.50**

Tab C Deerfield Correctional Center

Facility Condition Assessment

1277 PERIMETER PARKWAY - VIRGINIA BEACH, VA - 23454 - 757-499-7223
7814 CAROUSEL LANE, SUITE 200 - RICHMOND, VA - 23294 - 804-270-7222
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Building Envelope Assessment

Institution Constructed in 1978

Exterior Door and Window Assessment

The exterior doors, windows, and associated security frame systems are original to the building's construction and exhibit widespread deterioration, resulting in poor overall condition. Based on visual observations, long-term water and moisture infiltration through the exterior building envelope appears to be the primary contributing factor. Continued moisture intrusion into the wall assemblies has accelerated corrosion, material degradation, and deterioration of security-related components throughout the facility.

While moisture infiltration appears to be the principal source of deterioration, other contributing factors likely include the age of the facility, environmental exposure, condensation, and the cumulative effects of years of heavy use and abuse typical of a correctional environment.

The deterioration observed is not isolated to individual openings but is generally consistent across the entire facility, indicating a systemic condition affecting the building envelope and associated security systems.

Area A: Total Building counts as follows:

- 11,000 SF
- 1 Single/Swing Hollow Metal Doors
- 4 Sets of Double Hollow Metal Doors
- 26 Windows

Area B: Total Building counts as follows:

- 12,500 SF
- 5 Single/Swing Hollow Metal Doors
- 1 Set of Double Hollow Metal Doors
- 8 Windows

Area C: Total Building counts as follows:

- 13,000 SF
- 3 Single/Swing Hollow Metal Doors
- 1 Set of Double Hollow Metal Doors
- 109 Windows

Area D: Total Building counts as follows:

- 5,200 SF
- 19 Windows

Exterior Hollow Metal (HM) Security Doors and Frames (Double Door System / Single Door)

The exterior hollow metal (HM) security doors and frames, including both fully solid security doors and doors incorporating security viewing windows, exhibit significant signs of deterioration. Visual observations identified widespread rusting, corrosion, coating failure, and material degradation affecting both door leaves and frames.

The most severe deterioration is concentrated at:

- Door frame-to-wall interfaces
- Lower portions of frames adjacent to the floor slab and exterior masonry
- Bottom edges of door leaves
- Areas where moisture is trapped within frame assemblies

Corrosion is likely the result of prolonged exposure to moisture entering through the exterior wall assemblies, combined with years of operational wear and physical abuse. In numerous locations, the deterioration has progressed beyond surface rust and is resulting in the loss of material integrity.

The observed condition is representative of a recurring and widespread issue throughout the facility rather than isolated failures. Due to the extent of corrosion and deterioration, localized repairs are unlikely to provide a cost-effective long-term solution.

Recommendation

Based on the observed conditions, it is recommended that all exterior hollow metal security doors and frames be completely removed and replaced. Replacement work should include:

- New detention-grade hollow metal security doors
- New detention-grade welded frames
- New corrosion-resistant coatings and finishes
- Replacement of associated hardware, seals, anchors, and fastening systems
- Repair of surrounding wall conditions as required
- Integration of proper flashing, drainage, and moisture management measures at each opening

Partial repairs or isolated component replacement are not recommended due to the widespread nature of the deterioration and the likelihood of concealed corrosion within existing assemblies.

Exterior Security Windows and Security Frame Systems

The facility is currently equipped with single-hung aluminum windows at secure areas and operable aluminum casement windows within administrative spaces, all installed in masonry wall openings. At secure locations, the windows are protected by interior security bars and associated framing systems designed to enhance facility security. The administrative areas feature traditional operable aluminum casement window systems that provide natural ventilation and occupant-controlled airflow.

Visual observations indicate extensive corrosion, deterioration, and weathering of the window systems and associated security components. Areas exhibiting the greatest deterioration include:

- Interfaces between window frames and exterior wall construction
- Interior and exterior security frame systems
- Steel mesh attachment hardware and retaining straps
- Brick lintels and adjacent masonry components
- Wood insect screen framing and associated fastening systems

The evidence suggests that moisture infiltration through the exterior wall assembly has resulted in chronic wetting conditions at these openings. In the original construction of the exterior envelope, the absence of required moisture management features, such as proper flashing, drainage planes, weep systems, and waterproofing components, has likely allowed water to become trapped within wall assemblies and around window components, accelerating corrosion and deterioration.

The deterioration pattern is consistent across the entire building and window locations, indicating a systematic building envelope failure rather than isolated maintenance deficiencies.

Furthermore, many of the security frames and attachment systems show advanced corrosion at critical connection points. Given the security requirements of the facility, deterioration of these components presents concerns regarding long-term structural integrity, security performance, weather resistance, and maintainability.

Recommendation

Given the extent and consistency of deterioration observed throughout the facility, it is recommended that all exterior windows and exterior security windows and associated security frame systems be completely removed and replaced.

Replacement should include:

- New detention-grade steel security window system
- New interior and exterior security frame assemblies
- New security mesh and attachment systems
- New corrosion-resistant materials and protective coatings
- New security frames and anchorage systems
- New perimeter security sealant systems
- Removal of deteriorated wood screen frames
- Reconstruction of deteriorated frame-to-wall interfaces
- Repair or replacement of affected lintels, flashing, sealants, and adjacent wall components as required
- Installation of a comprehensive water management system designed to properly flash, drain, and protect all window openings

Localized repairs are not recommended because the deterioration appears to be systemic and likely extends beyond visible areas. Complete replacement will provide a more reliable and long-term solution while maintaining the required security performance of the building.

Building Envelope Assessment Summary

The deterioration observed throughout the exterior security door and window systems is indicative of approximately 48 years of long-term moisture intrusion and systemic building envelope deficiencies. The conditions appear to be widespread throughout the entire building and have resulted in substantial corrosion of critical security components. Where this intrusion has currently shown itself is at all of the security doors and security window openings and systems.

Given the extent of the deterioration, the security nature of the facility, and the likelihood of concealed damage within wall assemblies and frame systems, a comprehensive replacement program is recommended rather than selective repairs.

It is the opinion of this assessment that all exterior security doors, door frames, operable security windows with non-operable security windows, security framing systems, and associated hardware should be fully replaced as part of a comprehensive building envelope rehabilitation program. Replacement of these components will not only restore the integrity and security of the building envelope but will also improve overall energy efficiency, particularly when coordinated with the planned replacement of the mechanical systems.

To maximize the service life and performance of the proposed security assemblies, replacement efforts should be accompanied by comprehensive improvements to flashing systems, waterproofing membranes, drainage provisions, and moisture management measures. Addressing these underlying deficiencies is essential to mitigating ongoing water intrusion and preventing the recurrence of the deterioration observed during this assessment.

While the primary scope of this Facility Condition Assessment is focused on the exterior security doors, exterior security windows, and associated mechanical and electrical systems included within the current budget estimate (refer to the applicable sections of this report for additional information), field observations indicate that a broader building envelope rehabilitation initiative is warranted. The deterioration identified at the security openings appears to be symptomatic of more extensive building envelope deficiencies that should be addressed as part of a long-term corrective strategy.

At a minimum, the recommended building envelope rehabilitation program should include:

- Replacement of all failed and deteriorated sealant systems
- Replacement and enhancement of flashing systems at doors, windows, and other building envelope penetrations.
- Installation of comprehensive waterproofing measures to improve resistance to moisture intrusion.
- Improvements to site and building drainage systems to facilitate proper water management.
- Implementation of comprehensive moisture control strategies to reduce the potential for future deterioration and protect the long-term integrity of the building envelope.

It is our understanding that the State intends to address these and other building envelope deficiencies, including several of the conditions identified during this assessment, under a separate task order. Coordination between the proposed security opening replacement project and the future building envelope rehabilitation work is strongly recommended to ensure compatibility of improvements, minimize duplication of effort, and maximize the long-term performance of the facility.

HVAC Assessment

General

HVAC Systems

Deerfield's Men's Work Center is conditioned by a variety of mechanical systems. Systems include: floor mounted 4-pipe (hot water for heating, chilled water for cooling) fan coil units, 4-pipe rooftop units, hot water heating-ventilation units, and packaged direct expansion (DX – electric heating and cooling) rooftop units. The majority of the building is conditioned via hot water heating and chilled water for cooling supplied from the central plant. The building is also sectioned into multiple "Units". Each unit's (A-D) HVAC strategy and recommendations are outlined within this study.

HVAC Systems Estimated Capacity

Under this study, the HVAC estimate capacities are based on square feet calculations and space usage. Once in design, Heating and cooling load calculations shall be performed by analyzing the required air change rates, internal heat gains, and envelope loads. This analysis is to be completed using Trane Trace 700 design software. The Trane Trace 700 Analysis program is a commercial building load calculation program and is widely used throughout the HVAC design industry.

Central Plant & Mechanical Room Assessment

Hot water is supplied by two 1,339 MBH gross output Hurst boilers installed in 2000. At 26 years old, both have exceeded their expected service life. Chilled water is supplied by an 6 year old air-cooled Trane chilled with a nominal capacity of 80 tons. Four pumps serve the facility: three handle HVAC duties (hot water, chilled water, and shared standby) and were replaced in 2020; the fourth serves domestic hot water. Original hydronic piping, expansion tanks, valves, flexible connections, hoses, and chemical treatment systems in the mechanical room are past their expected service life.

Recommendations

Perform load calculations and replace both Hurst boilers in kind. The load calculation and new equipment will determine if the existing chiller needs to be replaced. The new equipment that will utilize chiller water is low tonnage and would likely not have a major impact on the central chiller tonnage when accounting for diversity. Thus, under this study, the chiller can remain existing. Replace the three HVAC pumps and size them for additional GPM required by new fan coil units (retain the domestic hot water pump). Replace original hydronic piping, expansion tanks, valves, flexible connections, hoses, and chemical treatment systems within the mechanical room.

Admin Area - Unit A

HVAC Systems

Heated and cooled by 6-year-old floor-mounted 4-pipe fan-coil units (FCUs) in good condition, with central ventilation supplied by a rooftop unit on Unit C. Seven restroom exhaust fans are past their service life.

Recommendations

Retain the existing floor-mounted 4-pipe FCUs. Replace all seven restroom exhaust fans.

Kitchen & Support Areas - Unit B

HVAC Systems

The kitchen is heated and ventilated only via ceiling-mounted 2-pipe cabinet heaters. Storage spaces were heated and ventilated via a makeup air unit that is currently abandoned in place. The kitchen hood exhaust fan and two adjacent passive roof vents are beyond their service life.

Recommendations

Demolish the abandoned makeup air unit (reusing its associated ductwork by connecting it to the central DOAS). Upgrade kitchen heating to 4-pipe ceiling units by installing new 4-pipe FCUs (2-tons each) to add cooling. Install new 4-pipe FCUs in adjacent storage and electrical rooms for individual zoning (6 units at 2-tons each). Demolish the existing kitchen hood exhaust fan and two passive roof vents, and install a new dedicated 17,000 CFM makeup air unit (MAU) to supply conditioned air when the hood operates.

Unit B Dedicated Outdoor System

HVAC Systems

An existing central 11-ton 4-pipe rooftop DOAS (ACU-2) supplies conditioned ventilation air to the central core corridor and Unit C/A admin spaces; the unit is only 6 years old and appears to be in good condition.

Recommendations

Test and balance ACU-2 the load calculations and perform all maintenances required to ensure optimal operation. Leak test all associated ductwork and seal ductwork as required.

Admin Space & Testing Rooms - Unit B

HVAC Systems

Testing rooms are conditioned by 6-year-old 4-pipe FCUs in good condition. Admin offices are conditioned by a 6 year old 7.5-ton 4-pipe rooftop unit (ACU-1) that appears to be in good condition. Six bathroom exhaust fans and two roof vents serving the admin space are original and past their service life.

Recommendations

Retain the 4-pipe FCUs in testing rooms. Test and balance ACU-1 the load calculations and perform all maintenances required to ensure optimal operation. Leak test all associated ductwork and seal ductwork as required. Replace the six original bathroom exhaust fans and roof vents.

Second Floor - Unit D

HVAC Systems

Currently heated and ventilated only, serving housing units, common spaces, and restrooms via baseboard hot water radiation heat, existing exhaust ductwork, and exhaust fans.

Recommendations

Demolish all baseboard hot water radiation heating, existing exhaust ductwork, and exhaust fans across the second-floor housing cells. Install an estimated 15-ton rooftop DOAS with full energy recovery to supply conditioned air via exposed rooftop ductwork penetrating into each housing cell, corridor, and common space (utilizing two roof penetrations per cell/common space for supply and return paths). Route restroom exhaust back to the DOAS for energy recovery.

Guard Station, Restroom & Common Space - Unit C

HVAC Systems

The guard station and guard restroom are heated and cooled via a 2-ton direct expansion (DX) heat pump packaged rooftop unit (ACU-3) with exposed rooftop ductwork, both past their service life. The adjacent common space and cafeteria are heated only space. Heat is provide via heating strips along the exterior walls

Recommendations

Replace the 2-ton DX heat pump RTU and exposed rooftop ductwork at the guard station in kind. Demolish the existing heating strips in the common space and cafeteria. Install two 3-ton packaged DX heat pump units delivering heating and cooling via exposed rooftop ductwork to the adjacent common spaces – Rooms C-1 and C-125

Housing Units - Unit C

HVAC Systems

Comprises three distinct wings currently heated and ventilated only using central corridor exhaust fans (26 total) and radiation heat strips (2 per wing). All exhaust fans appears to be original to the building and in poor condition. Makeup air for the exhaust fans are provided through the window of each cell. Each cell has it’s own exhaust grille for heat removal provided by exposed exhaust ductwork.

Recommendations

Fully demolish and remove all 26 corridor exhaust fans and radiation heat strips across the three wings. To address low ceiling heights and exterior wall penetration constraints, rooftop-mounted units are recommended. To combat the high ventilation requirements a DOAS unit is recommended. This packaged outside air unit with an energy recovery ventilator (ERV) shall deliver dehumidified conditioned air to each cell. By pairing the DOAS unit with an ERV we greatly decrease the heating and cooling load of the building. ERVs temper outdoor air with exhaust air (preconditioning) which reduces the demand on the heating and cooling coils. For each wing, install one 22-ton DX rooftop DOAS (100% outside air) with dedicated supply/return grilles in every cell. Due to the low ceilings, ductwork shall be routed exposed on the roof. Additionally, a 2-ton packaged DX RTU with electric heat will provide conditioning to the wing central corridors via a concentric supply/return vent (totaling six rooftop units across the three wings: three 22-ton DOAS units and three 2-ton packaged units for 72 tons of total cooling capacity).

HVAC Assessment Summary

Deerfield Men's Work Center is served by a combination of central hot-water and chilled-water systems, four-pipe fan-coil units, rooftop units, heating and ventilation units, and packaged direct-expansion equipment. The central plant includes two boilers that have exceeded their expected service life and an approximately six-year-old, 80-ton air-cooled chiller. The boilers, HVAC pumps, and original hydronic piping and accessories are recommended for replacement. The chiller may remain, subject to confirmation through detailed heating and cooling load calculations. Existing equipment that is relatively new and in good condition, including selected fan-coil units, dedicated outdoor-air units, and rooftop units, should generally remain after testing, balancing, maintenance, and duct-leakage repairs.

The primary improvements include replacing aging exhaust fans and roof vents; providing four-pipe fan-coil units for the kitchen, storage, and support spaces; and installing a new 17,000 CFM makeup-air unit for the kitchen hood. Unit D is recommended to receive an estimated 15-ton rooftop dedicated outdoor-air system with energy recovery. In Unit C, the guard station rooftop unit should be replaced, new packaged heat-pump units should serve the common areas, and the existing corridor exhaust fans and radiant heat strips serving the housing wings should be removed. Each housing wing is proposed to receive a 22-ton packaged dedicated outdoor-air system with energy recovery and a separate 2-ton rooftop unit for the central corridor, providing approximately 72 tons of new cooling capacity across the three wings.

All equipment capacities identified in the assessment are preliminary and are based primarily on building area and space use. Final capacities and system selections shall be established during design through detailed heating, cooling, ventilation, and air-change load calculations, including evaluation of internal heat gains and building-envelope loads.

Electrical Assessment

Electrical Systems

Electrical Service Assessment

Deerfield Correctional Center is supplied from a primary-metered, pad-mounted utility transformer located adjacent to the main electrical room. The transformer serves a 2,000A, 4-pole, service-entrance-rated automatic transfer switch (ATS) equipped with a 2,000A main circuit breaker. The ATS supplies the facility through an existing 1,200A, 480Y/277V, 3-phase, 4-wire main switchboard. The switchboard serves multiple panelboards and step-down transformers that distribute 480Y/277V and 208Y/120V power throughout the facility.

The existing 1,200A main switchboard is original to the building and is past its usable life. The switchboard serves both normal and emergency distribution equipment and is the primary distribution point for numerous downstream panelboards and step-down transformers throughout the facility.

The 2,000A service-entrance-rated ATS is equipped with a 2,000A main circuit breaker with a 2,000A trip plug and supplies the existing 1,200A main switchboard. It could not be confirmed during the assessment whether the adjustable breaker settings have been reduced to provide overcurrent protection appropriate for the 1,200A switchboard. If the settings permit current in excess of the switchboard rating, the switchboard may not be adequately protected from overcurrent, creating a potential fire and equipment safety concern.

Emergency Power Distribution Assessment

The facility emergency power system is supplied from a 1,250 kW, 480Y/277V, 3-phase, 4-wire diesel generator located on site. The original 125 kW generator and associated ATS have been removed. The replacement generator now serves the entire building through the single 2,000A, 4-pole, service-entrance-rated main ATS. The generator and main ATS have been replaced within the past 10 years and are in good condition. The current configuration transfers the entire building electrical distribution system to generator power and has eliminated the previous separation between emergency/life safety loads and normal or standby loads. As currently configured, the system does not maintain the separation between emergency and other building loads required by the NEC.

Equipment List

Equipment	Rating	Voltage	Description
Panel EM	225A MLO	480Y/277V, 3-phase, 4-wire	Serves emergency power loads and supplies Transformers T1 and T3.
Transformer T1	30 kVA	480V–208Y/120V, 3-phase	Supplies Panel EM1.
Panel EM1	100A MCB	208Y/120V, 3-phase, 4-wire	Emergency distribution panelboard.
Transformer T3	25 kVA	480V–208Y/120V, 3-phase	Supplies Panel EM2.
Panel EM2	100A MCB	208Y/120V, 3-phase, 4-wire	Emergency distribution panelboard.

Normal Power Distribution Assessment

The normal power distribution system originates at the existing 1,200A, 480Y/277V main switchboard. The switchboard supplies 480Y/277V panelboards and multiple step-down transformers that serve the facility's 208Y/120V distribution panels. Panel LD also supplies a recently installed transformer and panelboard dedicated to the steam oven.

Equipment List

Equipment	Rating	Voltage	Description
Main Switchboard	1,200A MLO	480Y/277V, 3-phase, 4-wire	Supplies Panels LC, LA, LB, and LD and Transformers T4, T5, T6, and T7.
Panel LC	250A MLO	480Y/277V, 3-phase, 4-wire	Fed from the main switchboard and supplies Transformer T2.
Transformer T2	15 kVA	480V–208Y/120V, 3-phase	Fed from Panel LC and supplies Panel RF.
Panel RF	60A MCB	208Y/120V, 3-phase, 4-wire	Fed from Transformer T2 and serves facility loads.
Transformer T4	45 kVA	480V–208Y/120V, 3-phase	Fed from the main switchboard and supplies Panel RA.
Panel RA	150A MCB	208Y/120V, 3-phase, 4-wire	Fed from Transformer T4 and serves facility loads.
Transformer T6	45 kVA	480V–208Y/120V, 3-phase	Fed from the main switchboard and supplies Panel RC.
Panel RC	150A MCB	208Y/120V, 3-phase, 4-wire	Fed from Transformer T6 and serves facility loads.
Panel LA	100A MLO	480Y/277V, 3-phase, 4-wire	Fed from the main switchboard and serves facility loads.
Panel LB	100A MLO	480Y/277V, 3-phase, 4-wire	Fed from the main switchboard and serves facility loads.
Transformer T7	75 kVA	480V–208Y/120V, 3-phase	Fed from the main switchboard and supplies two downstream

Equipment	Rating	Voltage	Description
			disconnect switches serving Panels RD and RE.
Panel RD	125A MCB	208Y/120V, 3-phase, 4-wire	Fed through Disconnect Switch No. 1 and serves facility loads.
Panel RE	150A MCB	208Y/120V, 3-phase, 4-wire	Fed through Disconnect Switch No. 2 and serves facility loads.
Panel LD	400A	480Y/277V, 3-phase, 4-wire	Fed from the main switchboard and supplies Transformer T8 and the steam-oven transformer.
Transformer T8	75 kVA	480V–208Y/120V, 3-phase	Fed from Panel LD and supplies two downstream disconnect switches serving Panels RH and RG.
Panel RH	225A	208Y/120V, 3-phase, 4-wire	Fed through Disconnect Switch No. 3 and serves facility loads.
Panel RG	225A	208Y/120V, 3-phase, 4-wire	Fed through Disconnect Switch No. 4 and serves facility loads.

Equipment Condition

The existing 1,200A main switchboard and associated downstream panelboards, transformers, disconnects, and distribution equipment are original to the facility and are generally in poor condition. The recently installed 75 kVA transformer and 225A panelboard serving the steam oven are in good condition and shall remain. The 1,250 kW generator and 2,000A main automatic transfer switch (ATS), which were installed within the last 10 years, are also in good condition and shall remain. The generator is configured to supply backup power to the entire facility, including the HVAC systems. However, when the original life-safety generator was replaced with the current full-building generator, the life-safety distribution system was incorporated into the full-building standby power arrangement without maintaining a separate transfer and distribution path for the life-safety loads. Modifications are therefore recommended to restore the required separation between the life-safety distribution system, and the other facility loads served by the generator.

Recommendations

Replace the original electrical distribution equipment due to its age and poor condition while maintaining the existing distribution configuration where practical. Coordinate with the utility company to evaluate the capacity and condition of the existing utility transformer and determine whether replacement or increased capacity is required to support the proposed mechanical loads and upgraded electrical service.

Replace the existing 1,200A main switchboard with a new 1,600A, 480Y/277V, 3-phase, 4-wire switchboard. Replace the original downstream panelboards, transformers, disconnect switches, and associated distribution equipment. The recently installed 75 kVA transformer and 225A panelboard serving the steam oven shall remain.

Maintain the existing 1,250 kW diesel generator and 2,000A main automatic transfer switch (ATS), which are adequately sized to support the existing building loads and proposed mechanical improvements. Coordinate the new switchboard and service equipment with the existing main ATS. Verify and adjust the main circuit-breaker protection as required to protect the downstream equipment in accordance with its rated capacity.

Provide a new 225A, 4-pole ATS to serve the existing emergency distribution system and restore the required separation between emergency and life-safety loads and the remainder of the building distribution system.

Provide a new 225A, 480Y/277V, 3-phase, 4-wire panelboard near the housing-area guard station to serve the proposed mechanical equipment and provide a centralized distribution point for the new systems. Coordinate the final feeder, branch-circuit, and overcurrent-protection requirements with the mechanical equipment selected during design.

Load Calculation

The existing peak demand for the facility is unknown. A 30-day metering study shall be performed during the peak cooling season to establish the actual facility peak demand. For preliminary planning purposes, based on the rating of the existing 1,200A main switchboard, the maximum existing demand is assumed to be approximately 780 kW. The proposed HVAC improvements are anticipated to add approximately 70 tons of cooling. Using an estimated electrical demand of 1.2 kW per ton results in approximately 84 kW of additional HVAC load.

The resulting preliminary demand is approximately 864 kW, as summarized below:

Based on the preliminary load calculation, the existing 1,250 kW generator and 2,000A service-entrance-rated ATS and main circuit breaker provide adequate capacity for the proposed renovation. The existing 1,200A main switchboard does not provide adequate capacity for the proposed improvements and shall be replaced with the recommended 1,600A switchboard. Coordinate with the serving utility company to determine whether the existing utility transformer requires replacement or increased capacity. Confirm final service and distribution equipment sizing based on the 30-day metering study and detailed load calculations performed during design.

Load Description	Basis	Connected Load	Demand Factor	Demand Load
Existing peak demand	Assumed based on maximum allowable load on the existing switchboard	780 kW	1.0	780 kW
Proposed HVAC - 70 Tons	1.2 kW/Ton	84 kW	1.00	84 kW
Total		864 kW		864 kW

Electrical Assessment Summary

The electrical assessment determined that Deerfield Correctional Center is served by an aging 1,200A, 480Y/277V main switchboard and associated downstream distribution equipment that are past their useable life and require replacement. The existing 1,250 kW diesel generator and 2,000A service-entrance-rated automatic transfer switch are in good condition and have adequate capacity to support the existing building loads and proposed mechanical improvements; however, the current configuration transfers the entire facility to generator power and does not maintain the required separation between emergency/life-safety loads and other building loads. Recommended improvements include replacing the existing main switchboard with a new 1,600A switchboard; replacing the original panelboards, transformers, disconnect switches, and associated distribution equipment; providing a new 225A, 4-pole automatic transfer switch for the emergency distribution system; and installing a new 225A panelboard near the housing-area guard station to serve the proposed mechanical equipment. The recently installed transformer and panelboard serving the steam oven shall remain. A 30-day electrical metering study and coordination with the serving utility company are also recommended to confirm the facility's peak demand, final equipment sizing, and the adequacy of the existing utility transformer.

Deerfield Cost Estimate

PRELIMINARY BUDGET ESTIMATE | MASTER SUMMARY

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER | MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC | LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

	ITEM DESCRIPTION	QUANTITY NO	UNIT	MATERIAL COST PER UNIT	MATERIAL COST TOTAL	LABOR COST PER UNIT	LABOR COST TOTAL	ENGINEERING ESTIMATE PER UNIT	ENGINEERING ESTIMATE TOTAL
1									
2	**RENOVATION WORK**								
3	GENERAL CONDITIONS	1	LS	$ 147,315.00	$ 147,315.00	$ 713,790.00	$ 713,790.00	$ 861,105.00	**$ 861,105.00**
4	ARCHITECTURAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 69,047.25	$ 69,047.25	$ 69,047.25	**$ 69,047.25**
5	ARCHITECTURAL | NEW WORK TOTALS	1	LS	$ 394,110.00	$ 394,110.00	$ 284,445.00	$ 284,445.00	$ 678,555.00	**$ 678,555.00**
6	MECHANICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 245,293.50	$ 245,293.50	$ 245,293.50	**$ 245,293.50**
7	MECHANICAL | NEW WORK TOTALS	1	LS	$ 1,395,016.00	$ 1,395,016.00	$ 1,541,679.00	$ 1,541,679.00	$ 2,936,695.00	**$ 2,936,695.00**
8	ELECTRICAL | DEMO WORK TOTALS	1	LS	$ -	$ -	$ 148,350.00	$ 148,350.00	$ 148,350.00	**$ 148,350.00**
9	ELECTRICAL | NEW WORK TOTALS	1	LS	$ 294,930.00	$ 294,930.00	$ 307,665.00	$ 307,665.00	$ 602,595.00	**$ 602,595.00**
10	STRUCTURAL | DEMO WORK TOTALS	1	LS	$ 18,560.00	$ 18,560.00	$ 20,640.00	$ 20,640.00	$ 39,200.00	**$ 39,200.00**
11	STRUCTURAL | NEW WORK TOTALS	1	LS	$ 78,880.00	$ 78,880.00	$ 113,520.00	$ 113,520.00	$ 192,400.00	**$ 192,400.00**
12									
13								**SUB-TOTAL**	**$ 5,773,240.75**
14									
15	**CONTRACTOR'S APPLICABLE FEES & MARKUPS**								
16	GC (Prime): Building Permits & Inspections				$ 5,773,240.75	x	0.25%	=	**$ 14,433.10**
17	GC (Prime): General Liability & Bonds				$ 5,773,240.75	x	1.25%	=	**$ 72,165.51**
18	GC (Prime): GC's Applicable OH&P Markups				$ 5,773,240.75	x	7.25%	=	**$ 418,559.95**
19	GC (Prime): Gross Receipt Taxes				$ 5,773,240.75	x	6.00%	=	**$ 346,394.45**
20	GC (Prime): Construction Contingency				$ 5,773,240.75	x	7.25%	=	**$ 418,559.95**
21	GC (Prime): Davis-Bacon Wages				$ 5,773,240.75	x	7.00%	=	**$ 404,126.85**
22								**SUB-TOTAL**	**$ 1,674,239.82**
23									
24	**TOTAL CONSTRUCTION BUDGET ESTIMATES | CIP PROJECT PLANNING SCHEDULE**							[Based on Projected 3-Year Annual Escalation Rates]	
25	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2027 CONSTRUCTION START (Fall)				$ 7,447,480.57	+	4.75%	=	$ 7,801,235.89
26	**TOTAL CONSTRUCTION BUDGET ESTIMATE: 2028 CONSTRUCTION START (Fall)**				$ 7,801,235.89	+	4.25%	=	**$ 8,132,788.42**
27	TOTAL CONSTRUCTION BUDGET ESTIMATE: 2029 CONSTRUCTION START (Fall)				$ 8,132,788.42	+	4.00%	=	$ 8,458,099.96
28									
29					[Sub-Total Basd on assumed Construction Start in Fall of 2028]			**SUB-TOTAL**	**$ 8,132,788.42**
30									
31									
32	**MASTER SUMMARY - TOTAL CONSTRUCTION BUDGET ESTIMATE**							[Based on anticipated 2028 Construction Start - Fall]	**$ 8,132,788.42**

PRELIMINARY BUDGET ESTIMATE | SUB-CONTRACTOR MARKUP FACTORS

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO
0

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

			MATERIAL COST		LABOR COST		
			% MARK UP		% MARK UP		
1	**SUB-CONTRACTORS MARKUPS**						
2	SC - APPLICABLE OVERHEAD		0.00%		12.00%		
3	SC - APPLICABLE PROFIT		10.00%		10.00%		
4	SC - GENERAL LIABILITY & BONDS		0.00%		1.00%		
5	SC - APPLICABLE TAX - MATERIALS		6.00%		0.00%		
6	SC - APPLICABLE TAX - LABOR		0.00%		6.00%		
7	-		0.00%		0.00%		
8	-		0.00%		0.00%		
9	-		0.00%		0.00%		
10	-		0.00%		0.00%		
11	-		0.00%		0.00%		
12							
13	**TOTAL I SUB-CONTRACTOR MARK-UP**		**16.00%**		**29.00%**		

PRELIMINARY BUDGET ESTIMATE I GENERAL CONDITIONS

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**GENERAL CONDITIONS**								
3	CONSTRUCTION SITE PROTECTIVE FENCING/BARRIERS	12	MO	$ 2,000.00	$ 24,000.00	$ 750.00	$ 9,000.00	$ 2,750.00	$ 33,000.00
4	WASTE MANAGEMENT [Dumpsters I Disposal / Recycling Data]	12	MO	$ 3,000.00	$ 36,000.00	$ -	$ -	$ 3,000.00	$ 36,000.00
5	PROJECT JOBSITE SIGNAGE	1	EA	$ 2,500.00	$ 2,500.00	$ -	$ -	$ 2,500.00	$ 2,500.00
6	SENIOR PROJECT MANAGER [Assume '1' SR PM at 15%]	56	WK	$ -		$ 500.00	$ 28,000.00	$ 500.00	$ 28,000.00
7	PROJECT MANAGER [Assume '1' PM at 50%]	56	WK	$ -		$ 1,750.00	$ 98,000.00	$ 1,750.00	$ 98,000.00
8	PROJECT MANAGER ASSISTANT [Assume '1' PM at 50%]	56	WK	$ -		$ 2,800.00	$ 156,800.00	$ 2,800.00	$ 156,800.00
9	PROJECT SITE SUPERINTENDANT [Assume '2' Full-Time at 100%]	56	WK	$ -		$ 5,500.00	$ 308,000.00	$ 5,500.00	$ 308,000.00
10	OFFICE - EQUIPMENT & SUPPLIES	12	MO	$ 500.00	$ 6,000.00	$ -	$ -	$ 500.00	$ 6,000.00
11	OFFICE - TELEPHONES	12	MO	$ 500.00	$ 6,000.00	$ -	$ -	$ 500.00	$ 6,000.00
12	OFFICE - TRAILER	12	MO	$ 1,500.00	$ 18,000.00	$ -	$ -	$ 1,500.00	$ 18,000.00
13	STORAGE CONTAINER [Assume 4 Portable Storage Units]	12	MO	$ 1,750.00	$ 21,000.00	$ -	$ -	$ 1,750.00	$ 21,000.00
14	PORTABLE TOILETS [Assume 2 Units]	12	MO	$ 600.00	$ 7,200.00	$ -	$ -	$ 600.00	$ 7,200.00
15	PROJECT SITE WEEKLY CLEANUP & FINAL CLEANUP	56	WK	$ 350.00	$ 19,600.00	$ -	$ -	$ 350.00	$ 19,600.00
16	PERMITS AND FEES	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
17	SUBMITTAL DOCUMENTATION [Product Data I Shop Dwgs I Closeout]	1	LS	$ -	$ -	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
18	MOBILIZATION + FENCING [Assume Multiple Re-Mobilizations]	1	LS	$ -	$ -	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00
19	EQUIPMENT RENTAL [Scissor Lifts, Walkway OH Protection, etc]	1	LS	$ -	$ -	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00
20	MATERIAL STORAGE AND HANDLING	1	LS	$ -	$ -	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
21									
22	**SUB-TOTAL**				**$ 140,300.00**		**$ 679,800.00**		**$ 820,100.00**
23									
24									
25	**GENERAL CONDITIONS - CONTINGENCY ALLOWANCE**	5.00%			$ 7,015.00		$ 33,990.00		$ 41,005.00
26									
27	**TOTAL**				**$ 147,315.00**		**$ 713,790.00**		**$ 861,105.00**
28									
29									
30	**TOTAL COST I GENERAL CONDITIONS**				**$ 147,315.00**		**$ 713,790.00**		**$ 861,105.00**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3									
4	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: STEEL-FRAME SECURITY CELL WINDOWS-GRILLES [REMOVAL]	135	EA	$ -	$ -	$ 250.00	$ 33,750.00	$ 250.00	$ 33,750.00
6	EXT: ALUM STOREFRONT FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 5.00	$ -	$ 5.00	$ -
7	EXT: ALUM CURTAINWALL FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 12.00	$ -	$ 12.00	$ -
8	EXT: ALUM STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
9	EXT: ALUM STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
10	EXT: ALUM STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
11	EXT: HM-FRAME STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	9	EA	$ -	$ -	$ 225.00	$ 2,025.00	$ 225.00	$ 2,025.00
12	EXT: HM-FRAME STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	3	EA	$ -	$ -	$ 250.00	$ 750.00	$ 250.00	$ 750.00
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	1	LS	$ -	$ -	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
18	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	1	LS	$ -	$ -	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
19	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	1	LS	$ -	$ -	$ 4,000.00	$ 4,000.00	$ 4,000.00	$ 4,000.00
20	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ -	$ -	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
21									
22	**WORKFORCE FACILITY - BUILDING AREAS: -**								
23									
24	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
25	EXT: STEEL-FRAME SECURITY CELL WINDOWS-GRILLES [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
26	EXT: ALUM STOREFRONT FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 5.00	$ -	$ 5.00	$ -
27	EXT: ALUM CURTAINWALL FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 12.00	$ -	$ 12.00	$ -
28	EXT: ALUM STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
29	EXT: ALUM STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
30	EXT: ALUM STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
31	EXT: HM-FRAME STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
32	EXT: HM-FRAME STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
33	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
34	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
35									
36	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
37	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	0	LS	$ -	$ -	$ 4,000.00	$ -	$ 4,000.00	$ -
38	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	0	LS	$ -	$ -	$ 4,000.00	$ -	$ 4,000.00	$ -
39	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	0	LS	$ -	$ -	$ 4,000.00	$ -	$ 4,000.00	$ -
40	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	0	LS	$ -	$ -	$ 5,000.00	$ -	$ 5,000.00	$ -
41									
42	**HOUSING UNITS: O**								
43									
44	**DEMOLITION WORK I EXTERIOR WINDOWS & DOORS**								
45	EXT: STEEL-FRAME SECURITY CELL WINDOWS-GRILLES [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
46	EXT: ALUM STOREFRONT FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 5.00	$ -	$ 5.00	$ -
47	EXT: ALUM CURTAINWALL FRAMED GLASS WINDOWS [REMOVAL]	0	SF	$ -	$ -	$ 12.00	$ -	$ 12.00	$ -
48	EXT: ALUM STOREFRONT SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
49	EXT: ALUM STOREFRONT DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
50	EXT: ALUM STOREFRONT SINGLE-SLIDING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
51	EXT: HM-FRAME STEEL SLAB SINGLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 225.00	$ -	$ 225.00	$ -
52	EXT: HM-FRAME STEEL SLAB DOUBLE-SWING DOORS [REMOVAL]	0	EA	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
53	-	0	-	$ -	$ -	$ 250.00	$ -	$ 250.00	$ -
54	-	0	-	$ -	$ -	$ -	$ -	$ -	$ -
55									
56	**DEMOLITION WORK I MEP EQUIPMENT REMOVAL**								
57	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF CURB SUPPORT SYSTEMS	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
58	ARCH: DEMO ROOFTOP EQUIP - REMOVE EXIST ROOF SYSTEM WHERE REQUIRED	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
59	ARCH: DEMO MISC MEP EQUIP - REMOVE EXIST BLOCKING/FLASHING/TRIM SYSTEMS	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
60	ARCH: DEMO MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
61									
62	**SUB-TOTAL**				$ -		$ 53,525.00		$ 53,525.00
63									
64	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ -	29.00%	$ 15,522.25		$ 15,522.25
65									
66									
67	**TOTAL I ARCHITECTURAL - DEMO WORK**				$ -		**$ 69,047.25**		**$ 69,047.25**

PRELIMINARY BUDGET ESTIMATE | ARCHITECTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3									
4	**NEW WORK I EXTERIOR WINDOWS & DOORS**								
5	EXT: SS-FRAME HIGH SECURITY CELL BR-IR WINDOWS-GRILLES [REPLACE]	135	EA	$ 1,950.00	$ 263,250.00	$ 1,200.00	$ 162,000.00	$ 3,150.00	$ 425,250.00
6	EXT: ALUM STOREFRONT BR-IR SECURITY GLASS WINDOWS [REPLACE]	0	SF	$ 60.00	$ -	$ 40.00	$ -	$ 100.00	$ -
7	EXT: ALUM CURTAINWALL BR-IR SECURITY GLASS WINDOWS [REPLACE]	0	SF	$ 80.00	$ -	$ 60.00	$ -	$ 140.00	$ -
8	EXT: ALUM STOREFRONT SECURITY SINGLE-SWING DOORS [REPLACE]	0	EA	$ 3,000.00	$ -	$ 1,250.00	$ -	$ 4,250.00	$ -
9	EXT: ALUM STOREFRONT SECURITY DOUBLE-SWING DOORS [REPLACE]	0	EA	$ 4,000.00	$ -	$ 1,750.00	$ -	$ 5,750.00	$ -
10	EXT: ALUM STOREFRONT SECURITY SINGLE-SLIDING DOORS [REPLACE]	0	EA	$ 5,000.00	$ -	$ 2,500.00	$ -	$ 7,500.00	$ -
11	EXT: HM-FRAME STEEL SECURITY SINGLE-SWING DOORS [REPLACE]	9	EA	$ 2,750.00	$ 24,750.00	$ 1,250.00	$ 11,250.00	$ 4,000.00	$ 36,000.00
12	EXT: HM-FRAME STEEL SECURITY DOUBLE-SWING DOORS [REPLACE]	3	EA	$ 3,250.00	$ 9,750.00	$ 1,750.00	$ 5,250.00	$ 5,000.00	$ 15,000.00
13	-		-	$ -	$ -	$ -	$ -	$ -	$ -
14	-		-	$ -	$ -	$ -	$ -	$ -	$ -
15									
16	**NEW WORK I MEP EQUIPMENT REMOVAL**								
17	ARCH: MECH ROOFTOP EQUIP - NEW ROOF CURB SUPPORT SYSTEMS	1	LS	$ 20,000.00	$ 20,000.00	$ 8,000.00	$ 8,000.00	$ 28,000.00	$ 28,000.00
18	ARCH: MECH ROOFTOP EQUIP - NEW ROOF REPAIR/REPLACEMENT WORK	1	LS	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 16,000.00	$ 16,000.00
19	ARCH: MISC MEP EQUIP - NEW ARCH BLOCKING/FLASHING/TRIM/SEALANT SYSTEMS	1	LS	$ 8,000.00	$ 8,000.00	$ 8,000.00	$ 20,000.00	$ 16,000.00	$ 16,000.00
20	ARCH: MISC MEP EQUIP - CONTINGENCY ALLOWANCE [UNFORSEEN CONDITONS]	1	LS	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 6,000.00	$ 12,000.00	$ 12,000.00
21									
61									
62	**SUB-TOTAL**				$ 339,750.00		$ 220,500.00		$ 560,250.00
63									
64	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ 54,360.00	29.00%	$ 63,945.00		$ 118,305.00
65									
66									
67	**TOTAL I ARCHITECTURAL - NEW WORK**				**$ 394,110.00**		**$ 284,445.00**		**$ 678,555.00**

PRELIMINARY BUDGET ESTIMATE I MECHANICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3	BUILDING - AREA 'A' I 1st LEVEL [Remove Exist Mech Equip]	11,000	SF	$ -	$ -	$ 1.50	$ 16,500.00	$ 1.50	$ 16,500.00
4	BUILDING - AREA 'B' I 1st LEVEL [Remove Exist Mech Equip]	12,500	SF	$ -	$ -	$ 1.50	$ 18,750.00	$ 1.50	$ 18,750.00
5	BUILDING - AREA 'C' I 1st LEVEL [Remove Exist Mech Equip]	13,000	SF	$ -	$ -	$ 1.50	$ 19,500.00	$ 1.50	$ 19,500.00
6	BUILDING - AREA 'D' I 2nd LEVEL [Remove Exist Mech Equip]	5,200	SF	$ -	$ -	$ 1.50	$ 7,800.00	$ 1.50	$ 7,800.00
7	BUILDING OVERALL I ROOF LEVEL [Remove Exist Mech Equip]	41,700	SF	$ -	$ -	$ 3.00	$ 125,100.00	$ 3.00	$ 125,100.00
8									
9	BUILDING - AREA 'A' I Kitchen Exhaust Hood [Remove Exist Mech Equip]	1	LS	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
10	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
11	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
12	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
13	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
14									
15									
16									
45									
46	**SUB-TOTAL**				$ -		$ 190,150.00		$ 190,150.00
47									
48	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ -	29.00%	$ 55,143.50		$ 55,143.50
49									
50									
51	**TOTAL I MECHANICAL - DEMO WORK**				**$ -**		**$ 245,293.50**		**$ 245,293.50**

PRELIMINARY BUDGET ESTIMATE I MECHANICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3	BUILDING - AREA 'A' I 1st LEVEL [New Mech Equip-Controls-Devices]	11,000	SF	$ 8.00	$ 88,000.00	$ 8.00	$ 88,000.00	$ 16.00	$ 176,000.00
4	BUILDING - AREA 'B' I 1st LEVEL [New Mech Equip-Controls-Devices]	12,500	SF	$ 8.00	$ 100,000.00	$ 8.00	$ 100,000.00	$ 16.00	$ 200,000.00
5	BUILDING - AREA 'C' I 1st LEVEL [New Mech Equip-Controls-Devices]	13,000	SF	$ 8.00	$ 104,000.00	$ 8.00	$ 104,000.00	$ 16.00	$ 208,000.00
6	BUILDING - AREA 'D' I 2nd LEVEL [New Mech Equip-Controls-Devices]	5,200	SF	$ 8.00	$ 41,600.00	$ 8.00	$ 41,600.00	$ 16.00	$ 83,200.00
7	BUILDING OVERALL I ROOF LEVEL [New Mech Equip-Controls-Devices]	41,700	SF	$ 20.00	$ 834,000.00	$ 20.00	$ 834,000.00	$ 40.00	$ 1,668,000.00
8									
9	BUILDING - AREA 'A' I Kitchen Exhaust Hood [Replace with New KEH]	1	LS	$ 15,000.00	$ 15,000.00	$ 12,500.00	$ 12,500.00	$ 27,500.00	$ 27,500.00
10	BUILDING - AREA 'A' I KEH - New Makeup Air Unit [New MAU]	1	LS	$ 20,000.00	$ 20,000.00	$ 12,500.00	$ 15,000.00	$ 32,500.00	$ 32,500.00
11	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
12	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
13	-	-	SF	$ -	$ -	$ -	$ -	$ -	$ -
14									
15									
42									
43									
44									
45	**SUB-TOTAL**				$ 1,202,600.00		$ 1,195,100.00		$ 2,397,700.00
46									
47	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ 192,416.00	29.00%	$ 346,579.00		$ 538,995.00
48									
49									
50	**TOTAL I MECHANICAL - DEMO WORK**				**$ 1,395,016.00**		**$ 1,541,679.00**		**$ 2,936,695.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
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PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3	EXIST TRANSFORMERS & EQUIP [REMAIN IN PLACE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
4	EXIST 1200A MAIN ELEC SERVICE EQUIPMENT [REMOVE]	2	EA	$ -	$ -	$ 2,500.00	$ 5,000.00	$ 2,500.00	$ 5,000.00
5	EXIST 1,250 kW DIESEL GENERATOR & ELEC [REMAIN IN PLACE]	1	EA	$ -	$ -	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00
6	EXIST DISTRIBUTION PANELBOARDS [REMOVE]	4	EA	$ -	$ -	$ 2,500.00	$ 10,000.00	$ 2,500.00	$ 10,000.00
7	EXIST NORMAL PANELBOARDS [REMOVE]	7	EA	$ -	$ -	$ 2,500.00	$ 17,500.00	$ 2,500.00	$ 17,500.00
8	EXIST EMERGENCY PANELBOARDS & MCC [REMOVE]	6	EA	$ -	$ -	$ 2,000.00	$ 12,000.00	$ 2,000.00	$ 12,000.00
9	EXIST CELL LIGHTING & RECEPTACLES [REMOVE]	135	EA	$ -	$ -	$ 300.00	$ 40,500.00	$ 300.00	$ 40,500.00
10	EXIST MISC ELEC EQUIP, WIRING & DEVICES [REMOVE]	1	LS	$ -	$ -	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00
11	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
12	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
13	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
14	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
15	-	0	EA	$ -	$ -	$ -	$ -	$ -	$ -
16									
51									
52	**SUB-TOTAL**				$ -		$ 115,000.00		$ 115,000.00
53									
54	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ -	29.00%	$ 33,350.00		$ 33,350.00
55									
56									
57	**TOTAL I ELECTRICAL - DEMO WORK**				**$ -**		**$ 148,350.00**		**$ 148,350.00**

PRELIMINARY BUDGET ESTIMATE | ELECTRICAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3	EXIST TRANSFORMERS & RELATED EQUIPMENT [REMAIN IN PLACE I REFURBISH]	1	EA	$ 10,000.00	$ 10,000.00	$ 15,000.00	$ 15,000.00	$ 25,000.00	$ 25,000.00
4	NEW 2000A ELEC MAIN SERVICE EQUIPMENT [REPLACE]	1	EA	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
5	NEW 1,250 kW DIESEL GENERATOR & 2000A ATS [REMAIN IN PLACE I REFURBISH]	1	EA	$ 10,000.00	$ 10,000.00	$ 20,000.00	$ 20,000.00	$ 30,000.00	$ 30,000.00
6	NEW DISTRIBUTION PANELBOARDS [REPLACE]	4	EA	$ 5,000.00	$ 20,000.00	$ 3,500.00	$ 14,000.00	$ 8,500.00	$ 34,000.00
7	NEW NORMAL PANELBOARDS [REPLACE]	7	EA	$ 5,000.00	$ 35,000.00	$ 3,500.00	$ 24,500.00	$ 8,500.00	$ 59,500.00
8	NEW EMERGENCY PANELBOARDS & MCC [REPLACE]	6	EA	$ 5,000.00	$ 30,000.00	$ 3,500.00	$ 21,000.00	$ 8,500.00	$ 51,000.00
9	NEW CELL LIGHTING & RECEPTACLES [REPLACE]	135	EA	$ 550.00	$ 74,250.00	$ 400.00	$ 54,000.00	$ 950.00	$ 128,250.00
10	NEW MISC ELEC EQUIP, WIRING & DEVICES [REPLACE]	1	LS	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 25,000.00	$ 50,000.00	$ 50,000.00
11									
12	BUILDING - bAREA 'A' I Electrical Work for New Kitchen Exhaust Hood [KEH]	1	LS	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00
13	BUILDING - AREA 'A' I Electrical Work for New KEH - New Makeup Air Unit [MAU]	1	LS	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00
14	NEW PRIMARY & SECONDARY FEEDERS [Misc Relocation Electrical Work]	1	LS	$ 25,000.00	$ 25,000.00	$ 35,000.00	$ 35,000.00	$ 60,000.00	$ 60,000.00
15									
58									
59	**SUB-TOTAL**				$ 254,250.00		$ 238,500.00		$ 492,750.00
60									
61	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ 40,680.00	29.00%	$ 69,165.00		$ 109,845.00
62									
63									
64	**TOTAL I ELECTRICAL - NEW WORK**				**$ 294,930.00**		**$ 307,665.00**		**$ 602,595.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - DEMOLITION WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3									
4	**DEMOLITION WORK I EXIST MAIN BUILDING STRUCTURE**								
5	UNIT 'A' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 3,000.00
6	UNIT 'B' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 3,000.00
7	UNIT 'C' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 3,000.00
8	UNIT 'D' I DEMO MEP BLDG EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 1,500.00	$ 3,000.00	$ 3,000.00
9	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
10	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
11	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	**DEMOLITION WORK I EXIST ROOF STRUCTURE - MEP EQUIP REMOVAL**								
14	UNIT 'A' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
15	UNIT 'B' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
16	UNIT 'C' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
17	UNIT 'D' I DEMO MEP ROOF EQUIP - TEMP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 2,500.00	$ 5,000.00	$ 5,000.00
18	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
19	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
20	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
21									
35									
49									
50	**SUB-TOTAL**				$ 16,000.00		$ 16,000.00		$ 32,000.00
51									
52	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ 2,560.00	29.00%	$ 4,640.00		$ 7,200.00
53									
54									
55	**TOTAL I STRUCTURAL - DEMO WORK**				**$ 18,560.00**		**$ 20,640.00**		**$ 39,200.00**

PRELIMINARY BUDGET ESTIMATE | STRUCTURAL - NEW WORK

DATE: 10/2/2026

BUILDING LOCATION
DEERFIELD CORRECTIONAL CENTER I MEN'S WORK CENTER FACILITY: A-B-C-D

PACE COLLABORATIVE
VA. BEACH, VA.

ID NO

ESTIMATED BY:
PACE COLLABORATIVE

PACE
-

PROJECT TITLE
VADOC I LIMITED FACILITY CONDITIONS ASSESSMENT - MULTIPLE BUILDINGS

STATUS OF DESIGN:
FINAL SUBMITTAL

		QUANTITY		MATERIAL COST		LABOR COST		ENGINEERING ESTIMATE	
	ITEM DESCRIPTION	NO	UNIT	PER UNIT	TOTAL	PER UNIT	TOTAL	PER UNIT	TOTAL
1									
2	**WORK CENTER FACILITY - BUILDING AREAS: A + B + C + D**								
3									
4	**NEW WORK I EXIST MAIN BUILDING STRUCTURE**								
5	UNIT 'A' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00
6	UNIT 'B' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00
7	UNIT 'C' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00
8	UNIT 'D' I NEW MEP BLDG EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 4,000.00	$ 4,000.00
9	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
10	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
11	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
12									
13	**NEW WORK I EXIST ROOF STRUCTURE - NEW MEP ROOFTOP EQUIPMENT**								
14	UNIT 'A' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
15	UNIT 'B' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
16	UNIT 'C' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
17	UNIT 'D' I NEW MEP ROOF EQUIP - SUPP STRUCTURAL SUPPORTS [ALLOWANCE]	1	LS	$ 15,000.00	$ 15,000.00	$ 20,000.00	$ 20,000.00	$ 35,000.00	$ 35,000.00
18	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
19	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
20	-	0	LS	$ -	$ -	$ -	$ -	$ -	$ -
21									
49									
50	**SUB-TOTAL**				$ 68,000.00		$ 88,000.00		$ 156,000.00
51									
52	**SUB-CONTRACTOR I APPLICABLE MARK-UPS**	-		16.00%	$ 10,880.00	29.00%	$ 25,520.00		$ 36,400.00
53									
54									
55	**TOTAL I STRUCTURAL - NEW WORK**				**$ 78,880.00**		**$ 113,520.00**		**$ 192,400.00**