

BETHEL ELEMENTARY SCHOOLS
BETHEL, CT

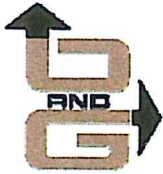
ADDITIONS & RENOVATIONS

July 14, 2017

REVISED

September 8, 2017

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY: PROJECTS DONE CONCURRENTLY



BETHEL ELEMENTARY SCHOOLS

DESCRIPTION	QTY	U/M	GSF=	92,985	GSF=	51,455
			UNIT COST	RALPH M.T. JOHNSON SCHOOL	UNIT COST	ANNA H. ROCKWELL ELEM. SCHOOL
CONSTRUCTION COSTS						
1. SITEWORK						
A. SITEWORK - JOHNSON	5.00	AC	440,000	2,200,000		
B. SITEWORK - ROCKWELL	6.00	AC			480,000	2,880,000
2. ABATEMENT						
A. ABATEMENT (ASBESTOS & PCB'S) - JOHNSON (ALLOWANCE)	58,440	SF	9.00	525,960		
B. ABATEMENT (ASBESTOS & PCB'S) - ROCKWELL (ALLOWANCE)	49,805	SF			9.00	448,245
3. BUILDING DEMOLITION						
A. BUILDING DEMOLITION - JOHNSON (NONE)	-	SF				
B. BUILDING DEMOLITION - ROCKWELL (NONE)		SF				
4. BUILDING						
A. NEW ADDITIONS - JOHNSON	34,545	GSF	300.00	10,363,500		
B. NEW ADDITIONS - ROCKWELL (PLATFORM, VESTIBULE, STAIR 1 & 2)	1,650	GSF			370.00	610,500
C. 1. RENOVATIONS - JOHNSON	58,440	GSF	205.00	11,980,200		
2. ADD FOR STRUCTURAL REVISIONS AT EXISTING GYM (ALLOWANCE)	1	LS		250,000		
D. RENOVATIONS - ROCKWELL	49,805	GSF			205.00	10,210,025
5. PORTABLE CLASSROOMS - 6 RMS FOR 24 MO IN ROCKWELL, NONE AT JOHNSON						
	24	MO				609,840
6. PHASING						
	1	LS		350,000		200,000
TRADE SUBTOTAL ITEMS:			\$ 276.06	25,669,660	\$ 290.71	14,958,610
7. CT STATE SALES TAX (EXEMPT)						
8. LOCAL BUILDING PERMIT FEE: \$ / 1000 (ASSUMED WAIVED)						
9. STATE BUILDING PERMIT FEE: (IN OWNERS COST)						
10. C.M. - STAFF & REIMBURSABLES: (PHASED PROJECT), 26 MO@ JOHNSON, 24 MO @ROCKWELL	26	MO	69,200	1,799,200	69,200	1,660,800
SUBTOTAL:				1,799,200		1,660,800
CONTINGENCY / ESCALATION						
1. CONCEPTUAL DESIGN CONTINGENCY	10.00	%		2,566,966		1,495,861
2. ESCALATION, 17 MONTHS TO "START OF CONST. "NOV. 2018" @ 4.5% / YR	6.38	%		1,800,085		1,048,973
3. CMR - GMP CONTINGENCY	3.00	%		901,101		525,103
SUBTOTAL:				5,268,152		3,069,937
CM FEES						
1. PRE-CONSTRUCTION PHASE	1	LS		35,000		35,000
2. CONSTRUCTION PHASE	2.50	%		818,425		492,234
SUBTOTAL:				853,425		527,234
CM: BOND / INSURANCE						
1. PERFORMANCE & PAYMENT BOND	0.5660	%		191,198		115,073
2. INSURANCE GL / PL	0.8500	%		290,918		175,090
SUBTOTAL:				482,116		290,164
TOTAL CONSTRUCTION COSTS			\$ 366.43	\$ 34,072,553	\$ 398.54	\$ 20,506,744

10/31/17
CSC
CHRISTINE CROWDER



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			UNIT COST	RALPH M.T. JOHNSON SCHOOL	UNIT COST	ANNA H. ROCKWELL ELEM. SCHOOL
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY OWNER						
1. LAND ACQUISITION: (NOT REQUIRED)				—		—
2. MISCELLANEOUS ADMINISTRATION COSTS	26	MO	1,000	26,000	1,000	26,000
3. ARCHITECT / ENG. FEES: CONSTRUCTION ADMIN./ PJT CLOSEOUT				IN 3A		IN 3A
A. DESIGN & BID DOCUMENTATION	4.50	%		1,533,265		922,804
4. ENVIRONMENTAL CONSULTANT FEES	1	LS		75,000		50,000
5. SURVEYS, BORINGS, GEOTECHNICAL REPORT	1	LS		30,000		30,000
6. TRAFFIC STUDY	1	LS		8,500		8,500
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS	1	LS		35,000		25,000
8. INDEPENDENT STRUCTURAL REVIEW	1	LS		15,000		15,000
9. INDEPENDENT CODE COMPLIANCE (LOCAL) REVIEW	1	LS		30,000		25,000
10. PRINTING, MAILING, ALLOWANCE	1	LS		15,000		15,000
11. FURNITURE, EQUIPMENT - 644 STDTS@JOHNSON, 305 STDTS@ ROCKWELL	644	STDTS	1,500	966,000	1,500	457,500
12. TELEPHONE SYSTEM	1	LS		92,985		51,455
13. TECHNOLOGY EQUIPMENT - 644 STDTS@ JOHNSON, 305 STDTS@ROCKWELL	644	STDTS	1,650	1,062,600	1,650	503,250
A. TECHNOLOGY CONSULTANT	6.50	%		69,069		32,711
14. SECURITY SYSTEM	1	LS		250,000		125,000
15. BUILDER'S RISK INSURANCE	0.27	%		91,996		55,368
16. MOVING EXPENSES, STORAGE	1	LS		30,000		20,000
17. BONDING / LEGAL EXPENSES	1	LS		80,000		80,000
18. SHORT TERM FINANCING (ALLOWANCE)				135,000		120,000
19. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/K		8,859		5,332
20. COMMISSIONING	1	LS		116,231		64,319
21. UTILITY FEE	1	LS		50,000		50,000
22. OWNERS PROJECT CONTINGENCY	5.00	%		1,939,653		1,159,449
23. OWNERS REPRESENTATIVE	1	LS		125,000		125,000
24. ENVIRONMENTAL CONTINGENCY	1	LS		250,000		250,000
ESTIMATED TOTAL OF OWNERS "SOFT" COSTS:				7,035,158		4,216,688
TOTAL PROJECT COST:			\$ 442.09	\$ 41,107,711	\$ 480.49	\$ 24,723,432
TOTAL OF BOTH PROJECTS				\$ 65,831,143		

*10/31/17
CHRISTINE @ ARUAK*