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DATE: 4/5/2016

PROJECT:  
NEWINGTON TOWN HALL STUDY  
131 CEDAR STREET  
NEWINGTON, CT 06111

ARCHITECT:  
DTC  
2321 WHITNEY AVE., SUITE 301  
HAMDEN, CT 06518  
203-239-4200

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

SUMMARY OF ESTIMATE 4/5/2016

| ITEM | DESCRIPTION        | AMOUNT            | COMMENTS |
|------|--------------------|-------------------|----------|
| 1    | SITE               | 609,680           |          |
| 2    | ARCHITECTURAL      | 2,330,912         |          |
| 3    | EXTERIOR           | 927,641           |          |
| 4    | ELEVATOR           | -                 | NO WORK  |
| 5    | FIRE PROTECTION    | 409,300           |          |
| 6    | PLUMBING           | 738,300           |          |
| 7    | MECHANICAL         | 3,398,567         |          |
| 8    | ELECTRICAL         | 1,560,690         |          |
| 9    | FF&E               | 528,000           |          |
| 10   | TEMP OFFICES       | 372,057           |          |
| 11   | ABATEMENT          | 1,898,676         |          |
| 12   | PHASING PENALTY    | 1,277,382         | 10%      |
| 13   |                    |                   |          |
| 14   | <u>SUB TOTAL</u>   | <u>14,051,205</u> |          |
| 15   | GENERAL CONDITIONS | 1,405,121         | 10%      |
| 16   | <u>SUB TOTAL</u>   | <u>15,456,326</u> |          |
| 17   | CM FEE             | 772,816           | 5%       |
| 18   | <u>SUB TOTAL</u>   | <u>16,229,142</u> |          |
| 19   | BONDS              | 324,583           | 2%       |
| 20   | <u>SUB TOTAL</u>   | <u>16,553,725</u> |          |
| 21   | CONTINGENCY        | 3,310,745         | 20%      |
| 22   | <u>SUB TOTAL</u>   | <u>19,864,470</u> |          |
| 23   | ESCALATION         | 1,986,447         | 10%      |
| 24   | <u>SUB TOTAL</u>   | <u>21,850,917</u> |          |
| 25   | DESIGN             | 1,529,564         | 7%       |
| 26   | <u>SUB TOTAL</u>   | <u>23,380,481</u> |          |
| 27   | SOFT COSTS         | 945,000           |          |
| 28   | <u>SUB TOTAL</u>   | <u>24,325,481</u> |          |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

|                                  |        |        |        |        |
|----------------------------------|--------|--------|--------|--------|
| WESTERN PARKING LOT              |        |        |        |        |
| NEW DRAINAGE                     |        |        |        | -      |
| CATCH BASINS                     | 10     | EACH   | 3,000  | 30,000 |
| NEW 15" PIPE                     | 400    | LF     | 74     | 29,600 |
|                                  |        |        |        | -      |
|                                  |        |        |        | -      |
| SITE ELECTRICAL                  |        |        |        |        |
| RETROFIT LIGHT POLES             | 7      | EACH   | 500    | 3,500  |
|                                  |        |        |        | -      |
|                                  |        |        |        | -      |
| SAWCUT FOR NEW DRAINAGE          | 1,000  | LF     | 5      | 5,000  |
| REMOVE PAVEMENT FOR NEW DRAINAGE | 4,000  | SF     | 1      | 4,000  |
|                                  |        |        |        | -      |
| PAVE PARKING LOT                 | 4,000  | SF     | 10     | 40,000 |
|                                  |        |        |        | -      |
| RESTRIPE PARKING LOT             | 126    | SPACES | 30     | 3,780  |
|                                  |        |        |        | -      |
|                                  |        |        |        | -      |
| BUILDING DOWNSPOUT CONNECTIONS   |        |        |        |        |
| 6" PIPE                          | 400    | LF     | 27     | 10,800 |
|                                  |        |        |        | -      |
| NEW ENTRY PLAZA                  |        |        |        |        |
| PAVERS                           | 1,000  | SF     |        | -      |
|                                  | 0      |        |        | -      |
| LANDSCAPING                      | 1      |        |        | -      |
| PAVERS                           | 250    | SF     | 40     | 10,000 |
| LANDSCAPING                      | 750    | SF     | 10     | 7,500  |
|                                  |        |        |        | -      |
| HANDICAPPED RAMPS                |        |        |        |        |
| 60 LF                            | 2      | EACH   | 15,000 | 30,000 |
|                                  |        |        |        | -      |
| NEW SIDEWALKS 5" THICK           | 2,000  | SF     | 10     | 20,000 |
|                                  |        |        |        | -      |
| EAST PARKING LOT                 |        |        |        |        |
| REMOVE PAVING                    | 51,000 | SF     | 1      | 51,000 |
| INSTALL DRAINAGE                 | 1      | ALLOW  | 75,000 | 75,000 |

NEWINGTON TOWN HALL SITE DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

|                   |        |        |        |         |
|-------------------|--------|--------|--------|---------|
| NEW LANDSCAPING   | 1      | ALLOW  | 25,000 | 25,000  |
| NEW CURBS         | 1,500  | LF     | 5      | 7,500   |
| NEW PAVING        | 51,000 | SF     | 4      | 204,000 |
| NEW STRIPING      | 100    | SPACES | 20     | 2,000   |
| NEW SITE LIGHTING | 9      | EACH   | 5,000  | 45,000  |
|                   |        |        |        | -       |
|                   |        |        |        | -       |
| SANITARY          | 120    | LF     | 50     | 6,000   |
| <hr/>             |        |        |        |         |
| TOTAL             |        |        |        | 609,680 |

|  |        |       |        |         |
|--|--------|-------|--------|---------|
| ARCHITECTURAL  |        |       |        |         |
| GROUND   |        |       |        |         |
| LOW  |        | SF    |        | -       |
| MR VEST HALL   | 643    | SqFt  | 30     | 19,283  |
| HIGH   |        | SF    |        | -       |
|  |        |       |        | -       |
| ADA STAIRS   | 1      | ALLOW | 10,000 | 10,000  |
| ADA ROOM   | 182    | SqFt  | 20     | 3,631   |
|  |        |       |        | -       |
|  |        |       |        | -       |
| MAIN   |        |       |        | -       |
| light reno 10% of area                                   | 3,025  | SqFt  | 15     | 45,373  |
| moderate reno  | 2,189  | SqFt  | 30     | 65,657  |
| HIGH   |        | SF    |        | -       |
| ADA BOYS GIRLS   | 243    | SqFt  | 20     | 4,852   |
|  |        |       |        | -       |
| SECOND FLOOR   |        |       |        | -       |
| light reno 10% of area                                   | 1,353  | SqFt  | 15     | 20,296  |
| modere   | 2,249  | SqFt  | 30     | 67,477  |
| council - SEE OTHER                                      | 6,501  | SqFt  |        | -       |
|  |        |       |        | -       |
| SPECIALTIES  |        |       |        | -       |
| TOILET ACCESSORITES                                      | 10     | ROOMS | 2,500  | 25,000  |
| VISUAL DISPLAY BOARDS                                    | 1      | ALLOW | 10,000 | 10,000  |
| SIGNAGE  | 1      | ALLOW | 25,000 | 25,000  |
| LOCKERS  | 1      | ALLOW | 10,000 | 10,000  |
|  |        |       |        | -       |
| MOISTURE BARRIER   | 30,059 | SqFt  | 8      | 240,471 |
| MOISTURE BARRIER   | 3,627  | SqFt  | 8      | 29,019  |
|  |        |       |        | -       |
| MISC. CLEANING OF INTERIOR BRICK                         | 1      | ALLOW | 50,000 | 50,000  |
|  |        |       |        | -       |
| TOILET PARTITIONIS - GROUND                              | 5      | Ea    | 1,500  | 7,500   |
| TOILET PARTITIONIS - MAIN                                | 14     | Ea    | 1,500  | 21,000  |
| TOILET PARTITIONS - SECOND                               | 6      | Ea    | 1,500  | 9,000   |
|  |        |       |        | -       |
| CONVERT COUNCIL CHAMBER TO MULTIPURPOSE                  |        |       |        | -       |
| REMOVE EXISTING FLOOR                                    | 6,501  | SF    | 5      | 32,506  |
| DEMOLISH SECOND FLOOR AT NORTH END                       | 1,440  | SF    | 10     | 14,400  |
| DEMOLISH COLUMNS AND GIRDER AT THE HEAD OF THE PROCENIUM | 1      | ALLOW | 20,000 | 20,000  |
| NEW GIRDER   | 60     | LF    | 500    | 30,000  |

NEWINGTON TOWN HALL STUDY 1 - DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

|   |        |       |         |                  |
|---|--------|-------|---------|------------------|
| FRAME TO UPPER ELEVATION ELEVATION  | 6,501  | SF    | 35      | 227,545          |
| DEMOLISH WING STRUCTURES  | 1      | ALLOW | 5,000   | 5,000            |
| NEW SLAB  | 6,501  | SF    | 10      | 65,013           |
| MODIFY WALL FINISHES  | 1      | ALLOW | 10,000  | 10,000           |
| NEW GYM FLOORING (NEW AND EXISTING)   | 10,986 | SF    | 25      | 274,650          |
| NEW GYM EQUIPMENT   | 1      | ALLOW | 50,000  | 50,000           |
| BLEACHERS - EXISTING GYM  | 1      | ALLOW | 100,000 | 100,000          |
| DEMOLITION AND STRUCTURAL FRAMING   | 1      | ALLOW | 100,000 | 100,000          |
| REMOVE AND REPLACE CEILINGS FOR SPRINKLERS  | 75,860 | SF    | 4       | 303,440          |
| NEW MAIN ENTRY  | 1      | ALLOW | 250,000 | 250,000          |
| MISCELLANEOUS CUTTING AND PATCHING  | 1      | ALLOW | 100,000 | 100,000          |
| EXISTING GYM STRUCTURAL REPAIR  |        |       |         | -                |
| FORM AND CAST 6 INCH ADDITIONAL CONCRETE AROUND PERIMETER OF 12 INCH SQUARE PIERS - 6' HIGH |        |       |         | -                |
| FORM  | 12     | PIERS | 1,200   | 14,400           |
| CONCRETE AND REINFORCING  | 12     | PIERS | 1,000   | 12,000           |
| HAND EXCAVATION OF PIERS  | 12     | PIERS | 500     | 6,000            |
| BOILER ROOM   |        |       |         |                  |
| NEW CONCRETE AROUND STEEL PIPE COLUMNS - 6" THICK   | 18     | SF    | 100     | 1,800            |
| AUDITORIUM SECOND FLOOR CRACK REPAIR  | 6      | LF    | 100     | 600              |
| DUNNNAGE FOR NEW ROOFTOP EQUIPMENT  | 1      | ALLOW | 50,000  | 50,000           |
| <b>TOTAL</b>  |        |       |         | <b>2,330,912</b> |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

EXTERIOR

|  |        |       |        |         |
|--|--------|-------|--------|---------|
| CLEAN ALL EXTERIOR BRICK                                     | 31,864 | SF    | 1      | 31,864  |
| REPOINT PORTION OF BRICK (1955 CONSTRUCTION)                 | 13,820 | SF    | 25     | 345,500 |
| REPLACE GLASS BLOCK WITH KALWALL OR EQUAL                    | 1      | ALLOW | 50,000 | 50,000  |
| CHIMNEY AND MISC MASONRY REPAIRS                             | 1      | ALLOW | 50,000 | 50,000  |
| COURTYARD  | 6,014  | SqFt  | 20     | 120,277 |
| MISCELLANEOUS ROOF PATCHING                                  | 1      | ALLOW | 50,000 | 50,000  |
| REMOVE AND REPLACE WINDOWS - INCLUDING SOME WORK ON LINTELS) | 70     | EACH  | 4,000  | 280,000 |
|  |        |       |        | -       |
| <hr/>  |        |       |        |         |
| TOTAL  |        |       |        | 927,641 |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

ELEVATOR  
NO WORK - RECENTLY RENOVATED 0

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TOTAL 0



NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

FIRE PROTECTION

|  |        |       |        |         |
|--|--------|-------|--------|---------|
| REMOVE EXISTING FIRE SERVICE TO BUILDING   | 1      | ALLOW | 5,000  | 5,000   |
| INSTALL NEW 6" FIRE SERVICE TO BUILDING  | 1      | ALLOW | 25,000 | 25,000  |
|  |        |       |        | -       |
|  |        |       |        | -       |
| SPRINKLERS TO ENTIRE BUILDING<br>(EXCEPT TRANSITION ACADEMY AND LOWER LEVEL RENOVATED AREAS) | 75,860 | SF    | 5      | 379,300 |
|  |        |       |        | -       |
|  |        |       |        | -       |
| <hr/>  |        |       |        |         |
| TOTAL  |        |       |        | 409,300 |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

|  |        |       |        |         |
|--|--------|-------|--------|---------|
| PLUMBING   |        |       |        |         |
| REPLACE ALL SANITARY PIPING IN BUILDING<br>(EXCEPT TRANSITION ACADEMY AND LOWER LEVEL RENOVATED AREAS) | 75,860 | SF    | 5      | 379,300 |
|  |        |       |        | -       |
|  |        |       |        | -       |
| REPLACE ALL PLUMBING FIXTURES  |        |       |        | -       |
| GROUND   | 12     | Ea    | 3,000  | 36,000  |
| MAIN   | 51     | Ea    | 3,000  | 153,000 |
| SECOND   | 14     | Ea    | 3,000  | 42,000  |
|  |        |       |        | -       |
| REPLACE AND REPIPE ROOF DRAINS   | 1      | ALLOW | 10,000 | 10,000  |
|  |        |       |        | -       |
| NEW OVERFLOW DRAINS  | 1      | ALLOW | 10,000 | 10,000  |
|  |        |       |        | -       |
| REPLACE GROUND WATER PUMP  | 1      | EACH  | 4,000  | 4,000   |
|  |        |       |        | -       |
| REPLACE EJECTOR PUMP   | 1      | EACH  | 4,000  | 4,000   |
|  |        |       |        | -       |
| REPLACE WATER PIPING IN TUNNELS  | 1      | ALLOW | 25,000 | 25,000  |
|  |        |       |        | -       |
| MISC. PLUMBING   | 1      | ALLOW | 50,000 | 50,000  |
|  |        |       |        | -       |
| PLUMBING DEMOLITION  | 1      | ALLOW | 25,000 | 25,000  |
| <hr/>  |        |       |        |         |
| TOTAL  |        |       |        | 738,300 |

**MECHANICAL SYSTEMS**

**GYMNASIUMS**

|                               |   |      |        |         |
|-------------------------------|---|------|--------|---------|
| AHU - VAV INDOOR 25 TON UNITS | 4 | EACH | 50,000 | 200,000 |
|-------------------------------|---|------|--------|---------|

**HEATING SYSTEMS**

|  |   |      |        |         |
|--|---|------|--------|---------|
| GAS FIRED CONDENSING BOILERS - 3,000 MBH | 2 | EACH | 75,000 | 150,000 |
|--|---|------|--------|---------|

|  |        |    |    |         |
|--|--------|----|----|---------|
| NEW HOT WATER DISTRIBUTION THROUGHOUT BUILDING<br>(EXCEPT TRANSITION ACADEMY AND LOWER LEVEL OFFICE AREAS) | 75,860 | SF | 10 | 758,600 |
|--|--------|----|----|---------|

|                 |   |      |        |        |
|-----------------|---|------|--------|--------|
| PUMPS - 400 GPM | 2 | EACH | 10,000 | 20,000 |
|-----------------|---|------|--------|--------|

|                 |   |      |       |        |
|-----------------|---|------|-------|--------|
| PUMPS - 200 GPM | 2 | EACH | 5,000 | 10,000 |
|-----------------|---|------|-------|--------|

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| NEW HOT WATER PERIMETER RADIATION<br>(EXCEPT GYM/MP, TRANSITION ACADEMY AND LOWER LEVEL OFFICE AREAS) | 62,153 | SF | 10 | 621,527 |
|---|--------|----|----|---------|

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|  |  |  |  | - |
|--|--|--|--|---|

**COOLING**

|  |   |         |        |         |
|--|---|---------|--------|---------|
| VARIABLE REFRIGERANT FLOW (VRF) UNITS (42 TONS EACH) | 6 | SYSTEMS | 75,000 | 450,000 |
|--|---|---------|--------|---------|

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|--|--|--|--|---|
| GAS FIRED, DIRECT EXPANSION, VAV, PACKAGED DEDICATED OUTDOOR AIR UITS (DOAS) |  |  |  | - |
|--|--|--|--|---|

|                        |   |       |        |         |
|------------------------|---|-------|--------|---------|
| APPROX. 8,000 CFM EACH | 4 | UNITS | 60,000 | 240,000 |
|------------------------|---|-------|--------|---------|

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|                                    |   |      |        |         |
|------------------------------------|---|------|--------|---------|
| NEW DUCTLESS SYSTEMS (2 TONS EACH) | 5 | EACH | 25,000 | 125,000 |
|------------------------------------|---|------|--------|---------|

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|                                   |  |  |  |  |
|-----------------------------------|--|--|--|--|
| <b>BUILDING MANAGEMENT SYSTEM</b> |  |  |  |  |
|-----------------------------------|--|--|--|--|

|                        |   |       |        |        |
|------------------------|---|-------|--------|--------|
| EXPAND EXISTING SYSTEM | 1 | ALLOW | 20,000 | 20,000 |
|------------------------|---|-------|--------|--------|

|                                     |        |    |   |         |
|-------------------------------------|--------|----|---|---------|
| DIRECT DIGITAL CONTROL (DDC) SYSTEM | 75,860 | SF | 4 | 303,440 |
|-------------------------------------|--------|----|---|---------|

|                       |   |       |         |         |
|-----------------------|---|-------|---------|---------|
| MECHANICAL DEMOLITION | 1 | ALLOW | 250,000 | 250,000 |
|-----------------------|---|-------|---------|---------|

|             |   |       |         |         |
|-------------|---|-------|---------|---------|
| MISC PIPING | 1 | ALLOW | 250,000 | 250,000 |
|-------------|---|-------|---------|---------|

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|       |  |  |  |           |
|-------|--|--|--|-----------|
| TOTAL |  |  |  | 3,398,567 |
|-------|--|--|--|-----------|

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

|   |        |          |         |         |
|---|--------|----------|---------|---------|
| ELECTRICAL  |        |          |         |         |
| LIGHTING  | 75,860 |          |         |         |
| NEW LIGHTING  | 1,084  | FIXTURES | 350     | 379,400 |
| HIGH BAY LED AT GYMS/MPS                                  | 80     | FIXTURES | 600     | 48,000  |
| EMERGENCY LIGHTING  | 271    | FIXTURES | 300     | 81,300  |
| EXIT SIGNS  | 1      | ALLOW    | 25,000  | 25,000  |
|   |        |          |         | -       |
| SWITCHES  |        |          |         | -       |
| OCCUPANCY SENSORS   | 200    | EACH     | 300     | 60,000  |
| LIGHT SWITCHES  | 759    | EACH     | 150     | 113,850 |
| DAYLIGHT HARVESTING                                       | 1      | ALLOW    | 50,000  | 50,000  |
|   |        |          |         | -       |
| POWER   |        |          |         | -       |
| NEW UTILITY TRANSFORMER (PAD ONLY)                        | 1      | ALLOW    | 5,000   | 5,000   |
| SECONDARY RUN TO ELECTRICAL ROOM                          | 75     | LF       | 300     | 22,500  |
|   |        |          |         | -       |
| PRIMARY RUN FROM POLE TO TRANSFORMER - 2 - 4" CONDUITS    | 250    | LF       | 100     | 25,000  |
|   |        |          |         | -       |
| NEW 3,000 AMP 208Y, 120V ELECTRICAL SERVICE               | 1      | EACH     | 20,000  | 20,000  |
|   |        |          |         | -       |
| NEW PANELS - 42-POLE, 208Y/120V, 225 AMP                  | 42     | EACH     | 3,000   | 126,000 |
|   |        |          |         | -       |
| 350kW DIESEL GENERATOR                                    | 1      | EACH     | 100,000 | 100,000 |
|   |        |          |         | -       |
| 100 AMP LIFE SAFETY TRANSFER SWITCH                       |        |          |         | -       |
| 1000 AMP STANDBY TRANSFER SWITCH                          |        |          |         | -       |
| 30-POLE 208Y/120V, 60 AMP LIFE SAFETY PANELS              | 2      | EACH     | 2,000   | 4,000   |
| NEW PANELS - 42-POLE, 208Y/120V, 150 AMP                  | 6      | EACH     | 3,000   | 18,000  |
|   |        |          |         | -       |
| EXTERIOR  |        |          |         | -       |
| LED WALL MOUNTED FIXTURES WITH PHOTOCELLS AT EGRESS DOORS | 20     | EACH     | 500     | 10,000  |
|   |        |          |         | -       |
|   |        |          |         | -       |
| FIRE ALARM  |        |          |         | -       |
| EXPAND EXISTING NOTIFIER PANEL                            | 1      | ALLOW    | 5,000   | 5,000   |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

|   |        |       |        |           |
|---|--------|-------|--------|-----------|
| NEW FIRE ALARM DEVICES THROUGHOUT (REMOVE EXISTING) | 75,860 | SF    | 4      | 303,440   |
| DEVICES   |        |       |        | -         |
| BATHROOMS - (1 GFI EACH)                            | 16     | Ea    | 200    | 3,200     |
| DESK LOCATIONS (1 QUAD EACH)                        | 140    | Ea    | 150    | 21,000    |
| OFFICES (1 DUPLEX PER WALL - 2 IN WALLS OVER 12')   | 300    | Ea    | 125    | 37,500    |
| ROOF MOUNTED EQUIPMENT (1 WP GFI)                   | 1      | ALLOW | 5,000  | 5,000     |
| CORRIDORS (DUPLEX EVERY 25-50')                     | 60     | Ea    | 125    | 7,500     |
| MECHANICAL ROOMS (1 GFI EACH WALL)                  | 30     | Ea    | 150    | 4,500     |
| STORAGE ROOMS (1 DUPLEX EACH)                       | 20     | Ea    | 125    | 2,500     |
| BUILDING EXTERIOR (WP GFI - TOTAL 6)                | 6      | Ea    | 500    | 3,000     |
|   |        |       |        | -         |
|   |        |       |        | -         |
| POWER TO MECHANICAL EQUIPMENT                       | 1      | ALLOW | 30,000 | 30,000    |
| ELECTRICAL DEMOLITION                               | 1      | ALLOW | 50,000 | 50,000    |
| <hr/>   |        |       |        |           |
| TOTAL   |        |       |        | 1,560,690 |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

FF&E

|                               |         |       |         |           |
|-------------------------------|---------|-------|---------|-----------|
| OFFICES                       | 70      | ALLOW | 10,000  | 700,000   |
| CONFERENCE ROOMS, ETC.        | 4       | ALLOW | 20,000  | 80,000    |
| MISC. FF&E                    | 1       | ALLOW | 100,000 | 100,000   |
| SUB TOTAL IF NEW              |         |       |         | 880,000   |
| <br>                          |         |       |         |           |
| REUSE SOME EXSITING FURNITURE | 880,000 | -40%  |         | (352,000) |
| <br>                          |         |       |         |           |
| <hr/>                         |         |       |         |           |
| TOTAL                         |         |       |         | 528,000   |

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

**TEMPORARY OFFICES**

|                           |       |       |        |         |
|---------------------------|-------|-------|--------|---------|
| TECHNOLOGY                | 6,501 | SF    | 10     | 65,013  |
| CARPET                    | 6,501 | SF    | 3      | 19,504  |
| WALLS                     | 1,950 | LF    | 60     | 117,023 |
| DOORS                     | 44    | SF    | 1,500  | 66,000  |
| CEILING                   | 6,501 | SF    | 3      | 19,504  |
| LIGHTING                  | 6,501 | SF    | 5      | 32,506  |
| SPRINKLERS                | 6,501 | SF    | 3      | 19,504  |
| FIRE ALARM                | 6,501 | SF    | 2      | 13,003  |
|                           |       |       |        | -       |
| MOVE FURNITURE IN AND OUT | 1     | ALLOW | 20,000 | 20,000  |
| <hr/>                     |       |       |        |         |
| TOTAL                     |       |       |        | 372,057 |

| COST ESTIMATE:<br>NEWINGTON TOWN HALL ABATEMENT<br>NEWINGTON CT |   |          |      | ESTIMATED BY: JL<br>STATUS OF DESIGN: Feasibility Study |             |            |             | DATE PREPARED: 4-29-2015 |                     |  |  |
|---|---|----------|------|---|-------------|------------|-------------|--------------------------|---------------------|--|--|
| ITEM DESCRIPTION  |   | QUANTITY | UNIT | MATERIAL COST   |             | LABOR COST |             | ENGINEERING ESTIMATE     |                     |  |  |
|   |   | NUMBER   | UNIT | UNIT COST   | TOTAL       | UNIT COST  | TOTAL       | UNIT COST                | TOTAL               |  |  |
| <b>3RD FLOOR - INTERIOR ABATEMENT</b>                           |   |          |      |   |             |            |             |                          |                     |  |  |
| Asbestos  | Remove asbestos plaster ceilings & associated suspended ceiling systems | 16,000   | SF   | 2.00  | \$32,000.00 | 6.00       | \$96,000.00 | \$8.00                   | \$128,000.00        |  |  |
| Asbestos  | Remove asbestos vinyl floor tile & associated carpet                    | 14,300   | SF   | 1.00  | \$14,300.00 | 4.00       | \$57,200.00 | \$5.00                   | \$71,500.00         |  |  |
| Asbestos  | Remove asbestos transite board  | 240      | SF   | 1.00  | \$240.00    | 4.00       | \$960.00    | \$5.00                   | \$1,200.00          |  |  |
| Asbestos  | Demo & abate asbestos pipe insulation in bathroom chases                | 2        | EA   | 500.00  | \$1,000.00  | 2,000.00   | \$4,000.00  | \$2,500.00               | \$5,000.00          |  |  |
| Asbestos  | Remove miscellaneous asbestos fire doors, sinks, expansion joint caulk  | 3        | EA   | 200.00  | \$600.00    | 800.00     | \$2,400.00  | \$1,000.00               | \$3,000.00          |  |  |
| Asbestos  | Asbestos Disposal   | 20       | Cans | \$2,000.00  | \$0.00      | \$0.00     | \$0.00      | \$2,000.00               | \$40,000.00         |  |  |
| Asbestos  | 3rd Party Monitoring  | 25       | Days | 100.00  | \$2,500.00  | 350.00     | \$8,750.00  | \$450.00                 | \$11,250.00         |  |  |
| Lead Paint  | Remove miscellaneous woodwork   | 1        | EA   | 400.00  | \$400.00    | 1,600.00   | \$1,600.00  | \$2,000.00               | \$2,000.00          |  |  |
| Lead Paint  | Lead Disposal   | 1        | Can  | \$3,000.00  | \$0.00      | \$0.00     | \$0.00      | \$3,000.00               | \$3,000.00          |  |  |
| HazMat  | Remove fluorescent light tubes & ballasts                               | 300      | EA   | 10.00   | \$3,000.00  | 15.00      | \$4,500.00  | \$25.00                  | \$7,500.00          |  |  |
| PCB Demo  | Remove expansion joint caulk & miscellaneous woodwork                   | 1        | EA   | 400.00  | \$400.00    | 3,200.00   | \$3,200.00  | \$3,600.00               | \$3,600.00          |  |  |
| PCB Demo  | PCB Disposal - <50  | 1        | Can  | 3,000.00  | \$3,000.00  | 0.00       | \$0.00      | \$3,000.00               | \$3,000.00          |  |  |
| <b>3RD FLOOR SUBTOTAL</b>                                       |   |          |      |   |             |            |             |                          | <b>\$279,050.00</b> |  |  |
| <b>MAIN LEVEL - SOUTH - GYMNASIUM AREA - INTERIOR ABATEMENT</b> |   |          |      |   |             |            |             |                          |                     |  |  |
| Asbestos  | Remove asbestos plaster ceilings & associated suspended ceiling systems | 8,400    | SF   | 2.00  | \$16,800.00 | 6.00       | \$50,400.00 | \$8.00                   | \$67,200.00         |  |  |
| Asbestos  | Remove asbestos vinyl floor tile & associated carpet                    | 8,400    | SF   | 1.00  | \$8,400.00  | 4.00       | \$33,600.00 | \$5.00                   | \$42,000.00         |  |  |
| Asbestos  | Demo & abate asbestos pipe insulation in bathroom chases                | 2        | EA   | 500.00  | \$1,000.00  | 2,000.00   | \$4,000.00  | \$2,500.00               | \$5,000.00          |  |  |
| Asbestos  | Remove miscellaneous asbestos fire doors, sinks, expansion joint caulk  | 3        | EA   | 200.00  | \$600.00    | 800.00     | \$2,400.00  | \$1,000.00               | \$3,000.00          |  |  |
| Asbestos  | Asbestos Disposal   | 10       | Cans | \$2,000.00  | \$0.00      | \$0.00     | \$0.00      | \$2,000.00               | \$20,000.00         |  |  |
| Asbestos  | 3rd Party Monitoring  | 15       | Days | 100.00  | \$1,500.00  | 350.00     | \$5,250.00  | \$450.00                 | \$6,750.00          |  |  |
| Lead Paint  | Remove miscellaneous woodwork   | 1        | EA   | 400.00  | \$400.00    | 1,600.00   | \$1,600.00  | \$2,000.00               | \$2,000.00          |  |  |
| Lead Paint  | Lead Disposal   | 1        | Can  | \$3,000.00  | \$0.00      | \$0.00     | \$0.00      | \$3,000.00               | \$3,000.00          |  |  |
| HazMat  | Remove fluorescent light tubes & ballasts                               | 150      | EA   | 10.00   | \$1,500.00  | 15.00      | \$2,250.00  | \$25.00                  | \$3,750.00          |  |  |
| PCB Demo  | Remove miscellaneous woodwork   | 1        | EA   | 400.00  | \$400.00    | 2,800.00   | \$2,800.00  | \$3,200.00               | \$3,200.00          |  |  |
| PCB Demo  | PCB Disposal - <50  | 1        | Can  | 3,000.00  | \$3,000.00  | 0.00       | \$0.00      | \$3,000.00               | \$3,000.00          |  |  |
| <b>MAIN FLOOR SOUTH SUBTOTAL</b>                                |   |          |      |   |             |            |             |                          | <b>\$158,900.00</b> |  |  |
| <b>MAIN LEVEL - CENTER - TOWN OFFICES - INTERIOR ABATEMENT</b>  |   |          |      |   |             |            |             |                          |                     |  |  |
| Asbestos  | Remove asbestos plaster ceilings & associated suspended ceiling systems | 13,900   | SF   | 2.00  | \$27,800.00 | 6.00       | \$83,400.00 | \$8.00                   | \$111,200.00        |  |  |
| Asbestos  | Remove asbestos vinyl floor tile & associated carpet                    | 13,900   | SF   | 1.00  | \$13,900.00 | 4.00       | \$55,600.00 | \$5.00                   | \$69,500.00         |  |  |
| Asbestos  | Remove asbestos transite board  | 920      | SF   | 1.00  | \$920.00    | 4.00       | \$3,680.00  | \$5.00                   | \$4,600.00          |  |  |
| Asbestos  | Demo & abate asbestos pipe insulation in bathroom chases                | 1        | EA   | 500.00  | \$500.00    | 2,000.00   | \$2,000.00  | \$2,500.00               | \$2,500.00          |  |  |
| Asbestos  | Remove miscellaneous asbestos fire doors, expansion joint caulk         | 3        | EA   | 200.00  | \$600.00    | 800.00     | \$2,400.00  | \$1,000.00               | \$3,000.00          |  |  |
| Asbestos  | Asbestos Disposal   | 15       | Cans | \$2,000.00  | \$0.00      | \$0.00     | \$0.00      | \$2,000.00               | \$30,000.00         |  |  |
| Asbestos  | 3rd Party Monitoring  | 20       | Days | 100.00  | \$2,000.00  | 350.00     | \$7,000.00  | \$450.00                 | \$9,000.00          |  |  |
| Lead Paint  | Remove miscellaneous woodwork   | 1        | EA   | 400.00  | \$400.00    | 1,600.00   | \$1,600.00  | \$2,000.00               | \$2,000.00          |  |  |
| Lead Paint  | Lead Disposal   | 1        | Can  | \$3,000.00  | \$0.00      | \$0.00     | \$0.00      | \$3,000.00               | \$3,000.00          |  |  |
| HazMat  | Remove fluorescent light tubes & ballasts                               | 225      | EA   | 10.00   | \$2,250.00  | 15.00      | \$3,375.00  | \$25.00                  | \$5,625.00          |  |  |
| PCB Demo  | Remove expansion joint caulk & miscellaneous woodwork                   | 1        | EA   | 400.00  | \$400.00    | 3,200.00   | \$3,200.00  | \$3,600.00               | \$3,600.00          |  |  |
| PCB Demo  | PCB Disposal - <50  | 1        | Can  | 3,000.00  | \$3,000.00  | 0.00       | \$0.00      | \$3,000.00               | \$3,000.00          |  |  |
| <b>MAIN FLOOR CENTER SUBTOTAL</b>                               |   |          |      |   |             |            |             |                          | <b>\$247,025.00</b> |  |  |
| <b>MAIN LEVEL - NORTH - TOWN CLERK - INTERIOR ABATEMENT</b>     |   |          |      |   |             |            |             |                          |                     |  |  |
| Asbestos  | Remove asbestos plaster ceilings & associated suspended ceiling systems | 2,250    | SF   | 2.00  | \$4,500.00  | 6.00       | \$13,500.00 | \$8.00                   | \$18,000.00         |  |  |
| Asbestos  | Remove asbestos vinyl floor tile & associated carpet                    | 3,050    | SF   | 1.00  | \$3,050.00  | 4.00       | \$12,200.00 | \$5.00                   | \$15,250.00         |  |  |
| Asbestos  | Demo & abate asbestos pipe insulation in bathroom chases                | 2        | EA   | 500.00  | \$1,000.00  | 2,000.00   | \$4,000.00  | \$2,500.00               | \$5,000.00          |  |  |
| Asbestos  | Remove miscellaneous asbestos fire doors                                | 3        | EA   | 200.00  | \$600.00    | 800.00     | \$2,400.00  | \$1,000.00               | \$3,000.00          |  |  |
| Asbestos  | Asbestos Disposal   | 5        | Cans | \$2,000.00  | \$0.00      | \$0.00     | \$0.00      | \$2,000.00               | \$10,000.00         |  |  |



|  |   |        |      |            |             |           |              |             |                     |
|--|---|--------|------|------------|-------------|-----------|--------------|-------------|---------------------|
| Asbestos   | 3rd Party Monitoring  | 15     | Days | 100.00     | \$1,500.00  | 350.00    | \$5,250.00   | \$450.00    | \$6,750.00          |
| Lead Paint   | Remove miscellaneous woodwork   | 1      | EA   | 400.00     | \$400.00    | 1,600.00  | \$1,600.00   | \$2,000.00  | \$2,000.00          |
| Lead Paint   | Lead Disposal   | 1      | Can  | \$3,000.00 | \$0.00      | \$0.00    | \$0.00       | \$3,000.00  | \$3,000.00          |
| HazMat   | Remove fluorescent light tubes & ballasts                                 | 150    | EA   | 10.00      | \$1,500.00  | 15.00     | \$2,250.00   | \$25.00     | \$3,750.00          |
| PCB Demo   | Remove miscellaneous wood trim & floor                                    | 1      | EA   | 2,000.00   | \$2,000.00  | 8,000.00  | \$8,000.00   | \$10,000.00 | \$10,000.00         |
| PCB Demo   | Remove paint from masonry walls   | 1      | EA   | 10,000.00  | \$10,000.00 | 50,000.00 | \$50,000.00  | \$60,000.00 | \$60,000.00         |
| PCB Demo   | PCB Disposal - <50  | 5      | Can  | 3,000.00   | \$15,000.00 | 0.00      | \$0.00       | \$3,000.00  | \$15,000.00         |
| PCB Demo   | Post abatement substrate testing  | 1      | EA   | 10,000.00  | \$10,000.00 | 2,000.00  | \$2,000.00   | \$12,000.00 | \$12,000.00         |
| <b>MAIN FLOOR NORTH SUBTOTAL</b>                       |   |        |      |            |             |           |              |             | <b>\$151,750.00</b> |
| <b>LOWER LEVEL - PIPE TUNNELS - INTERIOR ABATEMENT</b> |   |        |      |            |             |           |              |             |                     |
| Asbestos   | Abate asbestos pipe insulation in North Crawlspace under Clerk & Council  | 15,000 | SF   | 2.00       | \$30,000.00 | 3.00      | \$45,000.00  | \$5.00      | \$75,000.00         |
| Asbestos   | Abate asbestos pipe insulation in Lower Crawlspace under Facilities & Eng | 8,000  | SF   | 2.00       | \$16,000.00 | 3.00      | \$24,000.00  | \$5.00      | \$40,000.00         |
| Asbestos   | Asbestos Disposal   | 25     | Cans | \$2,000.00 | \$0.00      | \$0.00    | \$0.00       | \$2,000.00  | \$50,000.00         |
| Asbestos   | 3rd Party Monitoring  | 40     | Days | 100.00     | \$4,000.00  | 350.00    | \$14,000.00  | \$450.00    | \$18,000.00         |
| <b>LOWER LEVEL PIPE TUNNELS SUBTOTAL</b>               |   |        |      |            |             |           |              |             | <b>\$183,000.00</b> |
| <b>EXTERIOR ELEVATIONS - WINDOWS &amp; DOORS</b>       |   |        |      |            |             |           |              |             |                     |
| Asbestos / PCB   | Remove windows with asbestos/PCB caulk and glazing putty                  | 90     | EA   | 2.00       | \$180.00    | 3.00      | \$270.00     | \$5.00      | \$450.00            |
| PCB Demo   | Remove PCB sealant from Gym glass block windows                           | 320    | LF   | 10.00      | \$3,200.00  | 20.00     | \$6,400.00   | \$35.00     | \$9,600.00          |
| Asbestos   | Remove asbestos caulk from door frames & louvers                          | 20     | EA   | 100.00     | \$2,000.00  | 200.00    | \$4,000.00   | \$300.00    | \$6,000.00          |
| Asbestos   | Asbestos Disposal   | 1      | Can  | \$2,000.00 | \$0.00      | \$0.00    | \$0.00       | \$2,000.00  | \$2,000.00          |
| PCB Demo   | PCB Disposal - >50  | 5      | Cans | 5,000.00   | \$25,000.00 | 0.00      | \$0.00       | \$5,000.00  | \$25,000.00         |
| PCB Demo   | Post abatement substrate testing  | 1      | EA   | 20,000.00  | \$20,000.00 | 2,000.00  | \$4,000.00   | \$24,000.00 | \$24,000.00         |
| Asbestos   | 3rd Party Monitoring  | 15     | Days | 100.00     | \$1,500.00  | 350.00    | \$5,250.00   | \$450.00    | \$6,750.00          |
| <b>EXTERIOR ELEVATIONS SUBTOTAL</b>                    |   |        |      |            |             |           |              |             | <b>\$73,800.00</b>  |
| <b>EXTERIOR ROOFING</b>                                |   |        |      |            |             |           |              |             |                     |
| Asbestos   | Remove asphalt shingles with asbestos tab cement on pitched roofs         | 50,000 | SF   | 0.50       | \$25,000.00 | 2.00      | \$100,000.00 | \$2.50      | \$125,000.00        |
| Asbestos   | Remove asbestos flashing on flat roofs                                    | 4,000  | SF   | 2.00       | \$8,000.00  | 3.00      | \$12,000.00  | \$5.00      | \$20,000.00         |
| Asbestos   | Asbestos Disposal   | 40     | Cans | \$2,000.00 | \$0.00      | \$0.00    | \$0.00       | \$2,000.00  | \$80,000.00         |
| <b>EXTERIOR ROOFING SUBTOTAL</b>                       |   |        |      |            |             |           |              |             | <b>\$225,000.00</b> |

|                     |                  |                       |
|---------------------|------------------|-----------------------|
| <b>ESTIMATE</b>     | <b>SUBTOTAL:</b> | <b>\$1,318,525.00</b> |
| <b>PROFIT &amp;</b> | <b>OVERHEAD:</b> | <b>\$263,705.00</b>   |

|                 |                  |                  |                       |
|-----------------|------------------|------------------|-----------------------|
| <b>BUILDING</b> | <b>ABATEMENT</b> | <b>ESTIMATE:</b> | <b>\$1,582,230.00</b> |
|-----------------|------------------|------------------|-----------------------|

Assumptions: At least wing size chunks of the building are turned over for abatement versus room by room phasing.  
Areas are being gutted and rebuilt or gutted and demolished versus selective finish removal and restoration.

|   |     |              |
|---|-----|--------------|
| ADDITIONAL CONTINGENCIES FOR UNKNOWN PCB'S ETC. | 0.2 | \$316,446.00 |
|---|-----|--------------|

|                          |  |                |
|--------------------------|--|----------------|
| REVISED TOTAL FOR REPORT |  | \$1,898,676.00 |
|--------------------------|--|----------------|

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

SOFT COSTS

|   |         |
|---|---------|
| Environmental Remediation and Abatement Consultant      | 300,000 |
| Construction Testing Lab and Special Inspections        | 20,000  |
| Printing  | 25,000  |
| Referendum informational brochures and mailing          | 10,000  |
| Bond Counsel, financial advisor, rating agencies        | 160,000 |
| Poll workers, ballots, and legal notice, for referendum | 30,000  |
| Disposal of contaminated soils                          | 20,000  |
| Telephone and Data Wiring                               | 350,000 |
| Builder's Risk Insurance                                | 30,000  |

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|       |         |
|-------|---------|
| TOTAL | 945,000 |
|-------|---------|

NEWINGTON TOWN HALL STUDY DETAILED COST ESTIMATE BREAKDOWN (RENOVATION)

DATA

**BUILDING AREAS**

LOWER LEVEL

FIRST FLOOR

SECOND FLOOR

TOTAL SF

EXCLUDING FAN ROOM THIRD FLOOR

17857

51077

25932

94866

TRANSITION ACADEMY

6755

LOWERLEVEL AREAS PREVIOUSLY RENOVATED

12251

TOTAL PREVIOUSLY RENOVATED AREAS

19006

NET RENOVATED SF

75860

EXISTING GYM

7206

246

COUNCIL

6,501.29

271

13707.29