



Newington Town Hall / Community Center

Newington, CT

Conceptual Design Estimate

May 25, 2017

Design Option # 5 (N/S Single Phase)

SPEC	SECTION	DESCRIPTION	Base Scope	Base Scope	Variance	COST
			North / South 1- Phase Option #5	East / West North / South Option # 3&4		
			May 16th 2017	April 5th 2017		
011000		GENERAL REQUIREMENTS	\$ 309,616	\$ 385,581	\$ (75,965)	\$ 4.70
018113		SUSTAINABLE DESIGN REQUIREMENTS-CMR	w/Trades	w/Trades		\$ -
019100		COMMISSIONING SUPPORT	w/MEP	w/MEP		\$ -
028313		LEAD PAINT ACTIVITY	w/00300	w/00300		\$ -
312000		SITework	\$ 1,178,872	\$ 1,264,737	\$ (85,865)	\$ 17.91
024100		DEMOLITION	\$ 1,813,230	\$ 1,907,584	\$ (94,354)	\$ 27.54
003000		HAZARDOUS MATERIAL ABATEMENT	\$ 1,425,270	\$ 1,475,270	\$ (50,000)	\$ 21.65
003000		CONTAMINATED SITE MATERIAL REMOVAL	excluded	excluded		
033000		CAST-IN-PLACE CONCRETE	\$ 912,574	\$ 1,047,065	\$ (134,491)	\$ 13.86
042000		UNIT MASONRY	\$ 1,083,588	\$ 1,083,588		\$ 16.46
051200		STRUCTURAL STEEL FRAMING	\$ 2,217,736	\$ 1,815,007	\$ 402,729	\$ 33.69
053100		STEEL DECKING	w/051200	w/051200		\$ -
054000		COLD FORMED METAL FRAMING	w/092116	w/092116		\$ -
055000		METAL FABRICATIONS	\$ 174,890	\$ 178,820	\$ (3,930)	\$ 2.66
055100		METAL STAIRS	w/055000	w/055000		\$ -
057300		GLAZED DECORATIVE METAL RAILINGS	w/055000	w/055000		\$ -
061000		MISCELLANEOUS ROUGH CARPENTRY	\$ 32,915	\$ 36,880	\$ (3,965)	\$ 0.50
061600		SHEATHING	w/092116	w/092116		\$ -
064020		INTERIOR ARCHITECTURAL WOODWORK	\$ 258,100	\$ 258,100		\$ 3.92
071300		SELF-ADHERING SHEET WATERPROOFING	\$ 29,900	\$ 62,768	\$ (32,868)	\$ 0.45
072100		THERMAL INSULATION	w/092116	w/092116		\$ -
072700		AIR BARRIERS	w/092116	w/092116		\$ -
074200		METAL WALL PANELS	\$ 188,156	\$ 201,000	\$ (12,844)	\$ 2.86
075300		EPDM ROOFING	\$ 699,626	\$ 690,463	\$ 9,163	\$ 10.63
076200		SHEET METAL FLASHING & TRIM	\$ 65,830	\$ 73,760	\$ (7,930)	\$ 1.00
078100		APPLIED FIREPROOFING	\$ -	\$ 81,000	\$ (81,000)	\$ -
078410		PENETRATION FIRESTOPPING	w/Trades	w/Trades		\$ -
078446		FIRE RESISTIVE JOINT SYSTEMS	w/Trades	w/Trades		\$ -
079200		JOINT SEALANTS	\$ 16,458	\$ 18,440	\$ (1,983)	\$ 0.25
079500		EXPANSION CONTROL	\$ 9,875	\$ 11,064	\$ (1,190)	\$ 0.15
081110		HOLLOW METAL DOORS & FRAMES	\$ 131,660	\$ 147,520	\$ (15,860)	\$ 2.00
081400		FLUSH WOOD DOORS	\$ 131,660	\$ 147,520	\$ (15,860)	\$ 2.00
083110		ACCESS DOORS AND FRAMES	\$ 5,000	\$ 5,000		\$ 0.08
083310		OVERHEAD COILING DOORS	\$ 3,600	\$ 3,600		\$ 0.05
084110		ALUM FRAMED WINDOWS & STOREFRONTS	\$ 351,800	\$ 351,800		\$ 5.34
084410		GLAZED ALUMINUM CURTAIN WALLS	\$ -	\$ -		\$ -
087100		DOOR HARDWARE	\$ 80,080	\$ 88,010	\$ (7,930)	\$ 1.22
088000		GLAZING	\$ 30,000	\$ 30,000		\$ 0.46
088713		GLAZING FILM	w/088000	w/088000		\$ -
089000		LOUVERS AND VENTS	\$ 5,000	\$ 5,000		\$ 0.08
092110		GYPSTUM BOARD ASSEMBLIES	\$ 684,950	\$ 783,836	\$ (98,886)	\$ 10.40
092120		GYPSTUM BOARD SHAFT-WALL ASSEMBLIES	w/092116	w/092116		\$ -
092216		NON-STRUCTURAL METAL FRAMING	w/092116	w/092116		\$ -
093000		TILING	\$ 239,240	\$ 229,750	\$ 9,490	\$ 3.63
095100		ACOUSTICAL PANEL CEILINGS	\$ 376,376	\$ 434,600	\$ (58,224)	\$ 5.72
096110		VAPOR MITIGATION AT SLABS	\$ 329,150	\$ 368,800	\$ (39,650)	\$ 5.00
096510		SPORTS FLOORING	\$ 100,000	\$ 150,000	\$ (50,000)	\$ -
096560		RESILIENT FLOORING	\$ 36,539	\$ 55,550	\$ (19,011)	\$ 0.56
096810		TILE CARPETING	\$ 226,545	\$ 213,721	\$ 12,825	\$ 3.44
098430		SOUND-ABSORBING PANELS	\$ 30,000	\$ 30,000		\$ 0.46
099000		INTERIOR PAINTING	\$ 134,380	\$ 150,240	\$ (15,860)	\$ 2.04
101100		VISUAL DISPLAY SURFACES	\$ 21,000	\$ 21,000		\$ 0.32
101400		SIGNAGE	\$ 35,670	\$ 35,670		\$ 0.54
102110		TOILET COMPARTMENTS	\$ 38,808	\$ 38,808		\$ 0.59
102600		WALLAND DOOR PROTECTION	\$ 5,000	\$ 5,000		\$ 0.08
102800		TOILET AND BATH ACCESSORIES	\$ 39,498	\$ 44,256	\$ (4,758)	\$ 0.60
104400		FIRE PROTECTION SPECIALTIES	\$ 5,000	\$ 5,000		\$ 0.08
105110		METAL LOCKERS & SPORTING EQUIPMENT	\$ 127,000	\$ 127,000		\$ 1.93
113100		KITCHEN / RESIDENTIAL APPLIANCES	\$ 89,975	\$ 14,975	\$ 75,000	\$ 1.37
115210		PROJECTION SCREENS	\$ 16,458	\$ 18,440	\$ (1,983)	\$ 0.25
122400		ROLLER WINDOW SHADES	\$ 26,332	\$ 29,504	\$ (3,172)	\$ 0.40
124810		ENTRANCE FLOOR MATS AND FRAMES	\$ 28,800	\$ 28,800		\$ 0.44
129300		SITE FURNISHINGS	\$ 10,000	\$ 10,000		\$ -
142100		ELEVATOR	\$ 120,000	\$ 160,000	\$ (40,000)	\$ 1.82
210000		FIRE SUPPRESSION	\$ 307,615	\$ 323,234	\$ (15,619)	\$ 4.67
220000		PLUMBING	\$ 595,916	\$ 601,589	\$ (5,673)	\$ 9.05
230000		HVAC	\$ 2,714,584	\$ 2,956,141	\$ (241,557)	\$ 41.24
260000		ELECTRICAL	\$ 1,850,782	\$ 2,021,995	\$ (171,213)	\$ 28.11
260000		SITE ELECTRICAL	\$ 119,600	\$ 134,600	\$ (15,000)	\$ 1.82
1.00%		TRADE BONDS	\$ 194,646	\$ 203,621	\$ (8,974)	\$ 2.96
		SUB - TOTAL	\$ 19,659,296	\$ 20,565,704	\$ (906,407)	\$ 298.64
7.00%		CONTINGENCY - (Design/Est)	\$ 1,376,151	\$ 1,439,599	\$ (63,449)	\$ 20.90
3.00%		ESCALATION 2018	\$ 649,995	\$ 679,964	\$ (29,969)	\$ 9.87
		BUILDING PERMIT	by owner	by owner		\$ -
		TOTAL	\$ 21,685,443	\$ 22,685,267	\$ (999,824)	\$ 329.42
3.00%		CONTINGENCY - (CM Construction)	\$ 631,063	\$ 660,159	\$ (29,096)	\$ 9.59
		STAFF/GENERAL CONDITIONS	\$ 917,601	\$ 917,601		\$ 13.94
1.0%		CM P & P BONDS	\$ 216,854	\$ 226,853	\$ (9,998)	\$ 3.29
0.75%		INSURANCE	\$ 162,641	\$ 170,140	\$ (7,499)	\$ 2.47
1.2%		CMR FEE	\$ 285,780	\$ 298,435	\$ (12,656)	\$ 4.34
			\$ 2,213,939	\$ 2,273,187	\$ (59,248)	
		TOTAL CONSTRUCTION COST	\$ 23,899,382	\$ 24,958,454	\$ (1,059,073)	\$ 363.05
3.00%		ESCALATION 2019	\$ 716,981	\$ 748,754		
		TOTAL CONSTRUCTION	\$ 24,616,363	\$ 25,707,208	\$ (1,090,845)	\$ 373.94
		Soft Cost	\$ 4,260,000	\$ 6,400,000		
		TOTAL PROJECT COST	\$ 28,876,363	\$ 32,107,208	\$ (3,230,845)	\$ 438.65
		Add & Deduct Alternates				
1		Add New Gym Size (2 HS vs 1 HS / 2 Jr.)	\$ 330,000	-		
2		Add New Basement	\$ 750,000	-		
3		Library Parking	\$ 360,000	-		
		Phase I Demo	5,000	38,740	\$ (33,740)	SF
		Phase II Demo	90,018	56,278	\$ 33,740	SF
		New Building Area	65,830	73,760	\$ (7,930)	SF
		New Gross Building Area	65,830	73,760	\$ (7,930)	SF
Project Duration			540	540		CAL. DAYS