

**BETHEL ELEMENTARY SCHOOLS**

BETHEL, CT

**ADDITIONS & RENOVATIONS**

July 12, 2017

**REVISED**

July 14, 2017



**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE**

**PROJECT COST SUMMARY: PROJECTS DONE CONCURRENTLY with MAXIMUM REIMBURSEMENT**

BETHEL ELEMENTARY SCHOOLS

		GSF =	92,985	GSF =	57,173
		UNIT COST	RALPH M.T. JOHNSON SCHOOL	UNIT COST	ANNA H. ROCKWELL ELEM. SCHOOL
DESCRIPTION	QTY	U/M			
<b>CONSTRUCTION COSTS</b>					
<b>1. SITEWORK</b>					
A. SITEWORK - JOHNSON	5.00	AC	440,000	2,200,000	---
B. SITEWORK - ROCKWELL	6.00	AC	---	480,000	2,880,000
<b>2. ABATEMENT</b>					
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
<b>3. BUILDING DEMOLITION</b>					
A. BUILDING DEMOLITION - JOHNSON (NONE)	-	SF	---	---	---
B. BUILDING DEMOLITION - ROCKWELL	672	SF	---	25.00	16,800
<b>4. BUILDING</b>					
A. NEW ADDITIONS - JOHNSON	34,545	GSF	300.00	10,363,500	---
B. NEW ADDITIONS - ROCKWELL	8,040	GSF	---	315.00	2,532,600
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	49,133	GSF	---	205.00	10,072,265
<b>5. PORTABLE CLASSROOMS - 6 RMS FOR 24 MO IN ROCKWELL, NONE AT JOHNSON</b>					
	24	MO	---	---	609,840
<b>6. PHASING</b>					
	1	LS	---	350,000	200,000
<b>TRADE SUBTOTAL ITEMS:</b>			\$ 276.06	25,669,660	\$ 293.14 16,759,750
<b>7. CT STATE SALES TAX ( EXEMPT )</b>					
<b>8. LOCAL BUILDING PERMIT FEE: \$ / 1000 (ASSUMED WAIVED)</b>					
<b>9. STATE BUILDING PERMIT FEE: ( IN OWNERS COST )</b>					
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
<b>SUBTOTAL:</b>				1,799,200	1,660,800
<b>CONTINGENCY / ESCALATION</b>					
1. CONCEPTUAL DESIGN CONTINGENCY	10.00	%	---	2,566,966	1,675,975
2. ESCALATION, 17 MONTHS TO "START OF CONST. "NOV. 2018" @ 4.5% / YR	6.38	%	---	1,800,085	1,175,277
3. CMR - GMP CONTINGENCY	3.00	%	---	901,101	588,330
<b>SUBTOTAL:</b>				5,268,152	3,439,583
<b>CM FEES</b>					
1. PRE-CONSTRUCTION PHASE	1	LS	---	35,000	35,000
2. CONSTRUCTION PHASE	2.50	%	---	818,425	546,503
<b>SUBTOTAL:</b>				853,425	581,503
<b>CM: BOND / INSURANCE</b>					
1. PERFORMANCE & PAYMENT BOND	0.5660	%	---	191,198	127,739
2. INSURANCE GL / PL	0.8500	%	---	290,918	194,361
<b>SUBTOTAL:</b>				482,116	322,100
<b>TOTAL CONSTRUCTION COSTS</b>			\$ 366.43	\$ 34,072,553	\$ 398.16 \$ 22,763,736



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			UNIT COST	RALPH M.T. JOHNSON SCHOOL	UNIT COST	ANNA H. ROCKWELL ELEM. SCHOOL
<b>OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY OWNER</b>						
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		1,024,368
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		57,173
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		61,462
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		5,919
20. COMMISSIONING	1	LS		116,231		71,466
21. UTILITY FEE	1	LS		50,000		50,000
22. OWNERS PROJECT CONTINGENCY	5.00	%		1,939,653		1,278,354
23. OWNERS REPRESENTATIVE	1	LS		125,000		125,000
24. ENVIRONMENTAL CONTINGENCY	1	LS		250,000		250,000
<b>ESTIMATED TOTAL OF OWNERS "SOFT" COSTS:</b>				<b>7,035,158</b>		<b>4,456,703</b>
<b>TOTAL PROJECT COST:</b>			<b>\$ 442.09</b>	<b>\$ 41,107,711</b>	<b>\$ 476.11</b>	<b>\$ 27,220,439</b>
<b>TOTAL OF BOTH PROJECTS</b>				<b>\$ 68,328,150</b>		
<b>ESTIMATED ELIGIBLE PROJECT COST:</b>				<b>37,786,312</b>		<b>24,932,368</b>
<b>REIMBURSEMENT REDUCTION (ASSUMED WAIVED)</b>	-	SF		-	-	-
<b>STATE ALLOWABLE SF PER STUDENT</b>	130.7	SF / SDT		-		-
<b>NET ELIGIBLE</b>				<b>37,786,312</b>		<b>24,932,368</b>
<b>ESTIMATED STATE REIMBURSEMENT - % TO BE CONFIRMED BY TOWN</b>			<b>45.00%</b>	<b>17,003,841</b>		<b>11,219,566</b>
<b>ESTIMATED NET COST TO TOWN</b>				<b>\$ 24,103,871</b>		<b>\$ 16,000,873</b>