



BETHEL ELEMENTARY SCHOOLS

BETHEL, CT

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE

June 13, 2017

ARCHITECT

PERKINS EASTMAN

STAMFORD, CT

**PREPARED BY: BRUCE GELBAR
SENIOR ESTIMATOR**

**KEN BIEGA
ASSISTANT VICE PRESIDENT**

BETHEL ELEMENTARY SCHOOLS

BETHEL, CT

ADDITIONS & RENOVATIONS

June 13, 2017

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



BETHEL ELEMENTARY SCHOOLS

DESCRIPTION	QTY	U/M	GSF =	92,985	GSF =	57,173
			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	672	SF			25.00	16,800
4. BUILDING				---		---
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
5. PHASING	1	LS				200,000
TRADE SUBTOTAL ITEMS:			\$ 276.06	25,669,660	\$ 282.47	16,149,910
6. CT STATE SALES TAX (EXEMPT)				---		---
7. LOCAL BUILDING PERMIT FEE: \$ / 1000 (ASSUMED WAIVED)				---		---
8. STATE BUILDING PERMIT FEE: (IN OWNERS COST) 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		1,614,991
2. ESCALATION, 17 MO TO "START OF CONST. "NOV. 2018" FOR JOHNSON, 41 MO TO "START OF CONST. "NOV. 2020" @ 4.5% / YR FOR ROCKWELL	6.38	%		1,800,085		2,731,354
3. CMR - GMP CONTINGENCY - NO GMP	-	%		---		---
SUBTOTAL:				4,367,051		4,346,345
CM FEES						
1. PRE-CONSTRUCTION PHASE	1	LS		35,000		35,000
2. CONSTRUCTION PHASE	2.50	%		795,898		553,926
SUBTOTAL:				830,898		588,926
CM: BOND / INSURANCE						
1. PERFORMANCE & PAYMENT BOND	0.5660	%		185,941		129,471
2. INSURANCE GL / PL	0.8500	%		282,919		196,997
SUBTOTAL:				468,859		326,468
TOTAL CONSTRUCTION COSTS			\$ 356.35	\$ 33,135,668	\$ 403.55	\$ 23,072,449

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DESCRIPTION	QTY	U/M	GSF =	92,985	GSF =	57,173
			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	%		1,491,105		1,038,260
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	%		89,466		62,296
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)	1	LS		135,000		120,000
19. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/K		8,615		5,999
20. COMMISSIONING	1	LS		116,231		71,466
21. UTILITY FEE	1	LS		50,000		50,000
22. OWNERS PROJECT CONTINGENCY	5.00	%		1,890,562		1,294,530
23. OWNERS REPRESENTATIVE (NONE)				---		---
ESTIMATED TOTAL OF OWNERS "SOFT" COSTS:				6,566,134		4,112,685
TOTAL PROJECT COST:			\$ 426.97	\$ 39,701,802	\$ 475.49	\$ 27,185,134
TOTAL OF BOTH PROJECTS				\$ 66,886,936		