



# ANNA REYNOLDS ELEMENTARY SCHOOL

85 Reservoir Road, Newington, CT 06111



## Construction Document Estimate

***RENOVATE AS NEW  
NEW BRITAIN, CONNECTICUT***

***STATE PROJECT NO. 094-0109 RNV***

**January 14, 2022**

**LEVEL 1 - MAJOR GROUPS COST SUMMARY  
LEVEL 2 - GROUPS COST SUMMARY  
ESTIMATE DETAIL  
BID ALTERNATES AND VALUE MANAGEMENT - LOG  
ESTIMATE RECONCILIATION SUMMARY**



**225 Newfield Avenue  
Hartford, CT 06106  
(860) 953-1477**

## LEVEL 1 - MAJOR GROUPS - SUMMARY

UNIFORMAT I		69,308 SF		
		Anna Reynolds ES	/SF	%
A	SUBSTRUCTURE	\$ 220,453	\$3.18	0.62%
B	SHELL	\$ 4,568,203	\$65.91	12.87%
C	INTERIORS	\$ 4,648,351	\$67.07	13.09%
D	SERVICES	\$ 9,871,710	\$142.43	27.81%
E	EQUIPMENT & FURNISHINGS	\$ 341,012	\$4.92	0.96%
F	SPECIAL CONSTRUCTION & DEMOLITION	\$ 2,081,639	\$30.03	5.86%
G	BUILDING SITWORK	\$ 3,608,086	\$52.06	10.16%
Z	GENERAL REQUIREMENTS	\$ 990,764	\$14.30	2.79%
		\$ 26,330,218	\$379.90	74.17%
	DESIGN CONTINGENCY	0.00%		
	PERMITS - STATE FEE ONLY	0.00%		
	GENERAL CONDITIONS	4.87%		
	PROF & GENERAL LIABILITY INS (Bal. of cost only)	in GRs		
	BUILDERS RISK	0.00%		
	CONSTRUCTION CONTINGENCY	3.00%		
	CM FEE	1.30%		
	PERFORM & PAYMENT BONDS (Bal. of cost only)	in GRs		
	ESCALATION	3.42%		
	PRECONSTRUCTION	LS		
		\$ 3,692,484	\$53.28	10.40%
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 30,022,702</b>	\$433.18	84.57%
	Soft Costs	\$ 4,056,511		
	Owner Contingency	\$ 1,420,786		4.00%
<b>TOTAL PROJECT COST</b>		<b>\$ 35,500,000</b>	\$512.21	100.00%
	Grant Amount			
	(Under) / + Over Grant Amount		(0)	

SOFT COST BUDGET DETAILS		Amount	/SF	%
R1010 Architect/Engineer		\$ 1,094,350	\$15.79	3.08%
R2010 Environmental Testing		\$ 59,400	\$0.86	0.17%
R2010 Environmental Consultant		\$ 120,000	\$1.73	0.34%
R3010 Commissioning		\$ 48,350	\$0.70	0.14%
R4010 Geotechnical		w/ arch	\$0.00	0.00%
R5010 Cost Estimator		w/ CM	\$0.00	0.00%
R6010 Owners Rep		\$ 464,159	\$6.70	1.31%
R7010 CM Pre Construction		In GCs	\$0.00	0.00%
R8010 FF&E Coordinator		w/ OPM	\$0.00	0.00%
R9010 Legal		\$ 25,000	\$0.36	0.07%
S1010 FF&E		\$ 875,000	\$12.62	2.46%
S2010 Technology		\$ 650,000	\$9.38	1.83%
S3010 Playground Equipment		\$ 193,000	\$2.78	0.54%
S4010 Playground Surfacing		w/ play equipment	\$0.00	0.00%
S5010 Moving		\$ 150,000	\$2.16	0.42%
T1010 District Bonding Fees		\$ 140,000	\$2.02	0.39%
T2010 Insurance Cost		\$ 80,000	\$1.15	0.23%
T3010 Town Staff Costs		-	\$0.00	0.00%
T4010 Town Permit Fees		-	\$0.00	0.00%
T5010 State Permit Fees		\$ 7,781	\$0.11	0.02%
T6010 Material Inspection Fees		\$ 35,000	\$0.50	0.10%
T6010 Special Inspection Fees		\$ 7,000	\$0.10	0.02%
T7010 Printing & Mailing		\$ 10,000	\$0.14	0.03%
T8010 Other Costs		\$ 50,000	\$0.72	0.14%
U1010 Owner's Contingencies		see above	\$0.00	0.00%
U1010 Utility Company Charges		\$ 6,421	\$0.09	0.02%
W1010 Third Party Review		\$ 11,050	\$0.16	0.03%
W2010 Energy Consumption		\$ 27,000	\$0.39	0.08%
W3010 DEEP Permit		\$ 3,000	\$0.04	0.01%
W4010 Appraisals			\$0.00	0.00%
W5010 Land Survey		-	\$0.00	0.00%
W6010 Other Acquisition Costs		-	\$0.00	0.00%
		\$ 4,056,511	\$58.53	11.43%

# Anna Reynolds Elementary School (State Project No. 094-0109 RNV)

Newington Public Schools

Construction Document Estimate

LEVEL 2 - GROUP SUMMARY

69,308 SF

CONSTRUCTION COSTS		Anna Reynolds ES	/SF	%
A10	FOUNDATIONS	\$ 220,453	\$3.18	0.62%
B10	SUPERSTRUCTURE	\$ 493,156	\$7.12	1.39%
B20	EXTERIOR ENCLOSURE	\$ 2,409,833	\$34.77	6.79%
B30	ROOFING	\$ 1,665,214	\$24.03	4.69%
C10	INTERIOR CONSTRUCTION	\$ 2,744,386	\$39.60	7.73%
C20	STAIRS	\$ 26,629	\$0.38	0.08%
C30	FINISHES	\$ 1,877,336	\$27.09	5.29%
D10	CONVEYING	\$ 120,750	\$1.74	0.34%
D20	PLUMBING	\$ 1,420,994	\$20.50	4.00%
D30	HVAC	\$ 4,525,157	\$65.29	12.75%
D40	FIRE PROTECTION	\$ 362,148	\$5.23	1.02%
D50	ELECTRICAL	\$ 3,442,661	\$49.67	9.70%
E10	EQUIPMENT	\$ 268,840	\$3.88	0.76%
E20	FURNISHINGS	\$ 72,172	\$1.04	0.20%
F20	SELECTIVE BUILDING DEMOLITION	\$ 2,081,639	\$30.03	5.86%
G10	SITE PREPARATION	\$ 644,797	\$9.30	1.82%
G20	SITE IMPROVEMENTS	\$ 2,131,525	\$30.75	6.00%
G30	SITE MECHANICAL UTILITIES	\$ 446,337	\$6.44	1.26%
G40	SITE ELECTRICAL UTILITIES	\$ 385,427	\$5.56	1.09%
Z10	GENERAL REQUIREMENTS	\$ 990,764	\$14.30	2.79%
DESIGN CONTINGENCY		\$ 26,330,218	\$379.90	74.17%
PERMITS - STATE FEE ONLY		\$ -	\$0.00	0.00%
GENERAL CONDITIONS		In Soft Costs	\$0.00	0.00%
PROF & GENERAL LIABILITY INS (Bal. of cost only)		\$ 1,462,023	\$21.09	4.12%
BUILDERS RISK		\$ 20,142	\$0.29	0.06%
CONSTRUCTION CONTINGENCY		By Owner	\$0.00	0.00%
CM FEE		\$ 833,767	\$12.03	2.35%
PERFORM & PAYMENT BONDS (Bal. of cost only)		\$ 372,400	\$5.37	1.05%
ESCALATION		\$ 24,506	\$0.35	0.07%
PRECONSTRUCTION		\$ 979,646	\$14.13	2.76%
		In Soft Costs	\$0.00	0.00%
		\$ 3,692,484	\$53.28	10.40%
				0.00%
<b>TOTAL CONSTRUCTION COST</b>		<b>\$ 30,022,702</b>	<b>\$433.18</b>	<b>84.57%</b>
Soft Costs		\$ 4,056,511		
Owner Contingency		\$ 1,420,786		
<b>TOTAL PROJECT COST</b>		<b>\$ 35,500,000</b>	<b>\$512.21</b>	<b>100.00%</b>
Grant Amount		\$ 35,500,000		
(Under) / + Over Grant Amount		\$ (0)		

# Anna Reynolds Elementary School (State Project No. 094-0109 RNV)

## Value Management Log

Friday, January 14, 2022



NO.	DESCRIPTION	QTY	UNIT	UNIT COST	AMOUNT	PROPOSED AMOUNT
Alt 1	<b>Alternate Courtyard Design</b>				<b>(\$299,880)</b>	<b>(\$299,880)</b>
	Deduct Synthetic turf surface @ Courtyard, including stone and impact attenuation (except at Play Area)	(12,806)	SF	\$17.00	(\$217,702)	
	Deduct Concrete curb/nailer @ edges	(1,648)	LF	\$35.00	(\$57,680)	
	Add SOD w/ supplemental topsoil	12,806	SF	\$2.00	\$25,612	
	Add Irrigation	12,806	SF	\$1.50	\$19,209	
	Change Permeable Pavers to Colored Concrete Paving	3,264	SF	(\$14.65)	(\$47,818)	
	Mark-ups	7.72	%		(\$21,497)	
Alt 2	<b>Delete Gym / North East Entry Canopy</b>				<b>(\$24,690)</b>	<b>(\$24,690)</b>
	Column Footing - Foundation	(1)	EA	\$2,000.00	(\$2,000)	
	New Canopy Column	(0.5)	TNS	\$5,000.00	(\$2,500)	
	Metal Roof Deck	(219)	SF	\$6.00	(\$1,315)	
	LGFM Canopy Framing	(219)	SF	\$15.00	(\$3,288)	
	Sub-Framing for Linear Plank Metal Soffit	(219)	SF	\$5.00	(\$1,096)	
	Linear Plank Metal Soffit	(219)	SF	\$25.00	(\$5,480)	
	New Canopy High Performance Coatings at Column	(219)	SF	\$2.50	(\$548)	
	Roofing	(219)	SF	\$20.95	(\$4,592)	
	Aluminum Fascia	(60)	SF	\$35.00	(\$2,100)	
	Mark-ups	7.72	%		(\$1,770)	
Alt 3	<b>Delete Main Entry Canopy (including adjacent small canopy at Café Exterior Wall)</b>				<b>(\$64,060)</b>	<b>(\$64,060)</b>
	Column Footing - Foundation	(1)	EA	\$2,000.00	(\$2,000)	
	New Canopy structure	(3)	TNS	\$5,000.00	(\$17,457)	
	Metal Roof Deck	(554)	SF	\$6.00	(\$3,324)	
	Sub-Framing for Linear Plank Metal Soffit	(554)	SF	\$5.00	(\$2,770)	
	Linear Plank Metal Soffit	(554)	SF	\$25.00	(\$13,850)	
	New Canopy High Performance Coatings at structure	(554)	SF	\$5.25	(\$2,908)	
	Roofing	(554)	SF	\$20.95	(\$11,606)	
	Aluminum Fascia	(159)	SF	\$35.00	(\$5,553)	
	Mark-ups	7.72	%		(\$4,592)	
Alt 4	<b>Reuse Under Slab Sanitary Piping at areas E&amp;F</b>				<b>(\$123,850)</b>	<b>(\$123,850)</b>
	Deduct Sawcut conc, remove, E&B, and Prep SOG Infill	(511)	LF	\$115.00	(\$58,765)	
	Deduct New Under slab Sanitary Piping	(511)	LF	\$60.00	(\$30,660)	
	Deduct SOG Infill at new underground Sanitary	(511)	LF	\$50.00	(\$25,550)	
	Mark-ups	7.72	%		(\$8,879)	
VM 1	<b>Confirm FF&amp;E Budget - Reuse Existing Furniture - target save 20%</b>				<b>(\$150,000)</b>	<b>(\$150,000)</b>
	Confirm FF&E Technology Budget - Target a 10% savings	(1.00)	LS	\$150,000.00	(\$150,000)	
	Mark-ups	7.72	%		Mark-up incl in Soft Costs	
VM 2	<b>Playground Equipment, Site Furnishings and Surfacing (add back turf)</b>				<b>(\$173,000)</b>	<b>(\$173,000)</b>
	Playground Equipment, Site Furnishings and Surfacing (add back turf)	(1)	LS	\$173,000.00	(\$173,000)	
	Mark-ups	7.72	%		Mark-up incl in Soft Costs	
<b>SUBTOTALS</b>						<b>(\$835,480)</b>

Value of Alternates and Value Management needed to achieve an Owner Contingency of 5%

**(\$354,214)**