



Newington Town Hall / Community Center

Newington, CT

Conceptual Design Estimate

April 5, 2017

SPEC SECTION	DESCRIPTION	Base Scope		COST PER SF
		North / South 2 Phase Option VALUE	East / West Option VALUE	
		April 5th 2017	April 5th 2017	
011000	GENERAL REQUIREMENTS	\$ 444,144	\$ 385,581	\$ 6.02
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	SITWORK	\$ 1,334,458	\$ 1,264,737	\$ 18.09
024100	DEMOLITION	\$ 1,907,584	\$ 1,907,584	\$ 25.86
003000	HAZARDOUS MATERIAL ABATEMENT	\$ 1,475,270	\$ 1,475,270	\$ 20.00
003000	CONTAMINATED SITE MATERIAL REMOVAL	excluded	excluded	
033000	CAST-IN-PLACE CONCRETE	\$ 1,113,521	\$ 1,047,065	\$ 15.10
042000	UNIT MASONRY	\$ 1,150,592	\$ 1,083,588	\$ 15.60
051200	STRUCTURAL STEEL FRAMING	\$ 1,897,955	\$ 1,815,007	\$ 25.73
053100	STEEL DECKING	w/051200	w/051200	\$ -
054000	COLD FORMED METAL FRAMING	w/092116	w/092116	
055000	METAL FABRICATIONS	\$ 181,502	\$ 178,820	\$ 2.46
055100	METAL STAIRS	w/055000	w/055000	\$ -
057300	GLAZED DECORATIVE METAL RAILINGS	w/055000	w/055000	\$ -
061000	MISCELLANEOUS ROUGH CARPENTRY	\$ 37,433	\$ 36,880	\$ 0.51
061600	SHEATHING	w/092116	w/092116	\$ -
064020	INTERIOR ARCHITECTURAL WOODWORK	\$ 261,972	\$ 258,100	\$ 3.55
071300	SELF-ADHERING SHEET WATERPROOFING	\$ 63,710	\$ 62,768	\$ 0.86
072100	THERMAL INSULATION	w/092116	w/092116	
072700	AIR BARRIERS	w/092116	w/092116	
074200	METAL WALL PANELS	\$ 225,330	\$ 201,000	\$ 3.05
075300	EPDM ROOFING	\$ 721,119	\$ 690,463	\$ 9.78
076200	SHEET METAL FLASHING & TRIM	\$ 74,866	\$ 73,760	\$ 1.02
078100	APPLIED FIREPROOFING	\$ 82,215	\$ 81,000	\$ 1.11
078410	PENETRATION FIRESTOPPING	w/Trades	w/Trades	\$ -
078446	FIRE RESISTIVE JOINT SYSTEMS	w/Trades	w/Trades	\$ -
079200	JOINT SEALANTS	\$ 18,717	\$ 18,440	\$ 0.25
079500	EXPANSION CONTROL	\$ 11,230	\$ 11,064	\$ 0.15
081110	HOLLOW METAL DOORS & FRAMES	\$ 149,733	\$ 147,520	\$ 2.03
081400	FLUSH WOOD DOORS	\$ 149,733	\$ 147,520	\$ 2.03
083110	ACCESS DOORS AND FRAMES	\$ 5,075	\$ 5,000	\$ 0.07
083310	OVERHEAD COILING DOORS	\$ 3,654	\$ 3,600	\$ 0.05
084110	ALUM FRAMED WINDOWS & STOREFRONTS	\$ 357,077	\$ 351,800	\$ 4.84
084410	GLAZED ALUMINUM CURTAIN WALLS	\$ -	\$ -	\$ -
087100	DOOR HARDWARE	\$ 88,100	\$ 88,010	\$ 1.19
088000	GLAZING	\$ 30,450	\$ 30,000	\$ 0.41
088713	GLAZING FILM	w/088000	w/088000	\$ -
089000	LOUVERS AND VENTS	\$ 5,075	\$ 5,000	\$ 0.07
092110	GYPSUM BOARD ASSEMBLIES	\$ 836,194	\$ 783,836	\$ 11.34
092120	GYPSUM BOARD SHAFT-WALL ASSEMBLIES	w/092116	w/092116	\$ -
092216	NON-STRUCTURAL METAL FRAMING	w/092116	w/092116	\$ -
093000	TILING	\$ 238,271	\$ 229,750	\$ 3.23
095100	ACOUSTICAL PANEL CEILINGS	\$ 446,194	\$ 434,600	\$ 6.05
096110	VAPOR MITIGATION AT SLABS	\$ 374,332	\$ 368,800	\$ 5.08
096510	SPORTS FLOORING	\$ 152,250	\$ 150,000	\$ -
096560	RESILIENT FLOORING	\$ 56,383	\$ 55,550	\$ 0.76
096810	TILE CARPETING	\$ 216,926	\$ 213,721	\$ 2.94
098430	SOUND-ABSORBING PANELS	\$ 30,450	\$ 30,000	\$ 0.41
099000	INTERIOR PAINTING	\$ 152,494	\$ 150,240	\$ 2.07
101100	VISUAL DISPLAY SURFACES	\$ 21,315	\$ 21,000	\$ 0.29
101400	SIGNAGE	\$ 36,205	\$ 35,670	\$ 0.49
102110	TOILET COMPARTMENTS	\$ 39,390	\$ 38,808	\$ 0.53
102600	WALL AND DOOR PROTECTION	\$ 5,075	\$ 5,000	\$ 0.07
102800	TOILET AND BATH ACCESSORIES	\$ 44,920	\$ 44,256	\$ 0.61
104400	FIRE PROTECTION SPECIALTIES	\$ 5,075	\$ 5,000	\$ 0.07
105110	METAL LOCKERS & SPORTING EQUIPMENT	\$ 128,905	\$ 127,000	\$ 1.75
113100	RESIDENTIAL APPLIANCES	\$ 15,200	\$ 14,975	\$ 0.21
115210	PROJECTION SCREENS	\$ 18,717	\$ 18,440	\$ 0.25
122400	ROLLER WINDOW SHADES	\$ 29,947	\$ 29,504	\$ 0.41
124810	ENTRANCE FLOOR MATS AND FRAMES	\$ 29,232	\$ 28,800	\$ 0.40
129300	SITE FURNISHINGS	\$ 10,150	\$ 10,000	\$ -
142100	ELEVATOR	\$ 162,400	\$ 160,000	\$ 2.20
210000	FIRE SUPPRESSION	\$ 353,458	\$ 323,234	\$ 4.79
220000	PLUMBING	\$ 651,213	\$ 601,589	\$ 8.83
230000	HVAC	\$ 3,127,358	\$ 2,956,141	\$ 42.40
260000	ELECTRICAL	\$ 2,179,200	\$ 2,021,995	\$ 29.54
260000	SITE ELECTRICAL	\$ 136,619	\$ 134,600	\$ 1.85
1.00%	TRADE BONDS	\$ 212,884	\$ 203,621	\$ 2.89
	SUB - TOTAL	\$ 21,501,268	\$ 20,565,704	\$ 291.50
7.00%	CONTINGENCY - (Design/Est)	\$ 1,505,089	\$ 1,439,599	\$ 20.41
3.00%	ESCALATION 2018	\$ 710,896	\$ 679,964	\$ 9.64
	BUILDING PERMIT	by owner	by owner	\$ -
	TOTAL	\$ 23,717,254	\$ 22,685,267	\$ 321.55
3.00%	CONTINGENCY - (CM Construction)	\$ 690,191	\$ 660,159	\$ 9.36
	STAFF/GENERAL CONDITIONS	\$ 1,376,394	\$ 917,601	\$ 18.66
1.0%	CM P & P BONDS	\$ 237,173	\$ 226,853	\$ 3.22
0.75%	INSURANCE	\$ 177,879	\$ 170,140	\$ 2.41
1.2%	CMR FEE	\$ 317,141	\$ 298,435	\$ 4.30
		\$ 2,798,778	\$ 2,273,187	
	TOTAL CONSTRUCTION	\$ 26,516,032	\$ 24,958,454	\$ 359.49

Phase I Demo	38,740	38,740	SF
Phase II Demo	56,278	56,278	SF
New Building Area	73,760	73,760	SF
New Gross Building Area	73,760	73,760	SF

Project Duration	810	540	CAL. DAYS
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D DOWNES CONSTRUCTION COMPANY
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3.00%		ESCALATION 2019 (April 2018 Construction Start)	\$ 795,481	\$ 748,754	
TOTAL CONSTRUCTION			\$ 27,311,512	\$ 25,707,208	\$ 370.28
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