



A Proposed Town Hall & Community Center
For the Town of Newington
131 Cedar Street

Probable Estimate of Project Cost

March, 2017

Hard Costs – Construction – Square Foot Estimates

Professional Cost Estimates (As prepared by Downes Construction Company)	\$ 25,536,235.00
Subtotal – (rounded)	\$ 25,536,250.00
Total Hard Costs	\$ 25,536,250.00.00

Soft Costs – Fees & Contingency

Land Acquisition	N/A
Topographic Survey of Existing Conditions	complete
Geotechnical Testing	complete
Municipal Land Use approval application fees	N/A
Environmental Survey – Phase I	complete
Environmental Survey – Phase II	complete
Environmental Survey – Phase III	N/A
Environmental Remediation -	Inc. above
Hazardous Materials Assessment	complete
Hazardous Materials Testing / Clearances (During Construction)	100,000.00
Building Permits (Educational Stipend)	Inc. above
Advertising	10,000.00
Legal Fees – Owner Representation (Allowance)	75,000.00
Builder's Risk Insurance Fees	250,000.00
A/E Fees (CD Packaging, Bidding, Construction Administration, & Contingency) – 5.5% (mean fee)	1,200,000.00
Testing / Special Inspections – (construction)	60,000.00
Owner's Representative/Construction Management	Inc in Hard Costs
Clerk of the Works – Part time	N/A
Utility Company Fees	75,000.00
Telephone & Communications Fees	150,000.00
Furniture, Furnishings & Equipment – (Allowance)	300,000.00
Technology / Computers	250,000.00
Moving / Relocation / Temporary Conditions – (2 moves @ 100k ea)	200,000.00
Drawing Reproduction / Bidding	15,000.00
Bonding / Financing Costs	325,000.00
Construction Escalation to 2017	Inc. in Hard Costs
Project Contingency – 5% (Owner's Contingency)	1,250,000.00
Total Soft Costs	\$ 4,260,000.00

Total Estimated Project Cost

\$ 29,796,250.00

Estimates are based on a spring 2018 construction start.
There is no allowance for cost escalation to future years.
There is no allowance included for bonding / financing.

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