

D DOWNES CONSTRUCTION COMPANY
Newington Town Hall / Community Center
 131 Cedar Street
 Newington, CT
Schematic Design Estimate Report
 March 2, 2018

SPEC SECTION		Base Scope Schematic Design March 5th 2018	Cost Per SF	Comments
011000	GENERAL REQUIREMENTS	\$ 436,284	\$ 6.23	
018113	SUSTAINABLE DESIGN REQUIREMENTS-CMR	w/Trades	\$ -	
019100	COMMISSIONING SUPPORT	w/MEP	\$ -	
028313	LEAD PAINT ACTIVITY	w/00300	\$ -	
312000	SITWORK	1,723,445	\$ 24.61	
024100	DEMOLITION	1,896,969	\$ 27.08	
003000	HAZARDOUS MATERIAL ABATEMENT	1,459,926	\$ 20.84	
003000	CONTAMINATED SITE MATERIAL REMOVAL	excluded	\$ -	
033000	CAST-IN-PLACE CONCRETE	1,025,835	\$ 14.65	
042000	UNIT MASONRY	1,057,605	\$ 15.10	
051200	STRUCTURAL STEEL FRAMING	2,273,290	\$ 32.46	
053100	STEEL DECKING	w/051200	\$ -	
054000	COLD FORMED METAL FRAMING	98,500	\$ 1.41	
055000	METAL FABRICATIONS	246,649	\$ 3.52	
055100	METAL STAIRS	w/055000	\$ -	
057300	GLAZED DECORATIVE METAL RAILINGS	w/055000	\$ -	
061000	MISCELLANEOUS ROUGH CARPENTRY	180,036	\$ 2.57	
061600	SHEATHING	w/092116	\$ -	
064020	INTERIOR ARCHITECTURAL WOODWORK	289,416	\$ 4.13	
071300	SELF-ADHERING SHEET WATERPROOFING	45,533	\$ 0.65	
072100	THERMAL INSULATION	w/092116	\$ -	
072700	AIR BARRIERS	w/092116	\$ -	
074200	METAL WALL PANELS	219,308	\$ 3.13	
075300	EPDM ROOFING	731,109	\$ 10.44	
076200	SHEET METAL FLASHING & TRIM	74,959	\$ 1.07	
078100	APPLIED FIREPROOFING	Not Required	\$ -	
078410	PENETRATION FIRESTOPPING	w/Trades	\$ -	
078446	FIRE RESISTIVE JOINT SYSTEMS	w/Trades	\$ -	
079200	JOINT SEALANTS	20,000	\$ 0.29	
079500	EXPANSION CONTROL	11,657	\$ 0.17	
081110	HOLLOW METAL DOORS & FRAMES	34,509	\$ 0.49	
081400	FLUSH WOOD DOORS	135,154	\$ 1.93	
083110	ACCESS DOORS AND FRAMES	5,068	\$ 0.07	
083310	OVERHEAD COILING DOORS	3,799	\$ 0.05	
084110	ALUM FRAMED WINDOWS & STOREFRONTS	403,023	\$ 5.75	
084410	GLAZED ALUMINUM CURTAIN WALLS	367,473	\$ 5.25	
087100	DOOR HARDWARE	300,476	\$ 4.29	
088000	GLAZING	63,312	\$ 0.90	
088713	GLAZING FILM	w/088000	\$ -	
089000	LOUVERS AND VENTS	5,068	\$ 0.07	
092110	GYPSUM BOARD ASSEMBLIES	1,043,839	\$ 14.90	
092120	GYPSUM BOARD SHAFT-WALL ASSEMBLIES	w/092116	\$ -	
092216	NON-STRUCTURAL METAL FRAMING	w/092116	\$ -	
093000	TILING	246,596	\$ 3.52	
095100	ACOUSTICAL PANEL CEILINGS	251,066	\$ 3.58	
095101	ACOUSTICAL METAL CEILINGS	-	\$ -	
096110	VAPOR MITIGATION AT SLABS	200,022	\$ 2.86	
096510	SPORTS FLOORING	188,495	\$ 2.69	
096560	RESILIENT FLOORING	78,918	\$ 1.13	
096810	TILE CARPETING	200,187	\$ 2.86	
098430	SOUND-ABSORBING PANELS	32,437	\$ 0.46	
099000	INTERIOR PAINTING	277,850	\$ 3.97	
101100	VISUAL DISPLAY SURFACES	22,807	\$ 0.33	
101400	SIGNAGE	39,029	\$ 0.56	
102110	TOILET COMPARTMENTS	48,024	\$ 0.69	
102226	OPERABLE PARTITIONS	64,590	\$ 0.92	
102600	WALL AND DOOR PROTECTION	29,992	\$ 0.43	
102800	TOILET AND BATH ACCESSORIES	24,647	\$ 0.35	
104400	FIRE PROTECTION SPECIALTIES	5,068	\$ 0.07	
105110	METAL LOCKERS	10,542	\$ 0.15	
113100	KITCHEN HOOD/ RESIDENTIAL APPLIANCES	41,548	\$ 0.59	
115210	PROJECTION SCREENS	21,299	\$ 0.30	
116623	GYMNASIUM EQUIPMENT	162,285	\$ 2.32	
120000	SPECIALTIES-VAULT DOORS	8,109	\$ 0.12	
121230	AS HANGING DISPLAY SYSTEM	5,068	\$ 0.07	
122400	ROLLER WINDOW SHADES	38,670	\$ 0.55	
124810	ENTRANCE FLOOR MATS AND FRAMES	28,795	\$ 0.41	
129300	SITE FURNISHINGS	15,532	\$ 0.22	
142100	ELEVATOR	168,509	\$ 2.41	
210000	FIRE SUPPRESSION	349,354	\$ 4.99	
220000	PLUMBING	687,288	\$ 9.81	
230000	HVAC	3,007,277	\$ 42.94	
260000	ELECTRICAL	2,164,036	\$ 30.90	
260000	SITE ELECTRICAL	233,823	\$ 3.34	
	TRADE BONDS	w/Above	\$ -	
	SUB - TOTAL	22,804,104	\$ 325.59	
6%	CONTINGENCY - (Design/Est)	1,304,295	\$ 18.62	
3%	ESCALATION 2019	744,993	\$ 10.64	
	BUILDING PERMIT	by owner	\$ -	
	TOTAL	24,853,393	\$ 354.85	
	TOTAL CONSTRUCTION COST	27,009,049	\$ 385.62	
	TOTAL CONSTRUCTION	27,009,049	\$ 385.62	
3.00%	CONTINGENCY - (CM Construction)	724,698	\$ 10.35	
	STAFF/GENERAL CONDITIONS	917,601	\$ 13.10	
0%	CM P & P BONDS	-	\$ -	
#####	INSURANCE	186,400	\$ 2.66	
1.2%	CMR FEE	326,957	\$ 4.67	
	TOTAL PROJECT COST	28,181,357.76	\$ 411.46	
	Pending Value Management	(621,000)		
	Bid Alternates	(1,015,797)		
	Owner Contingency	1,026,105		
	Soft Cost	2,420,000		
	TOTAL PROJECT COST	28,181,357.76	\$ 411.46	

New Gross Building Area

70,040

SF

Newington Town Hall / Community Center

131 Cedar Street
Newington , CT

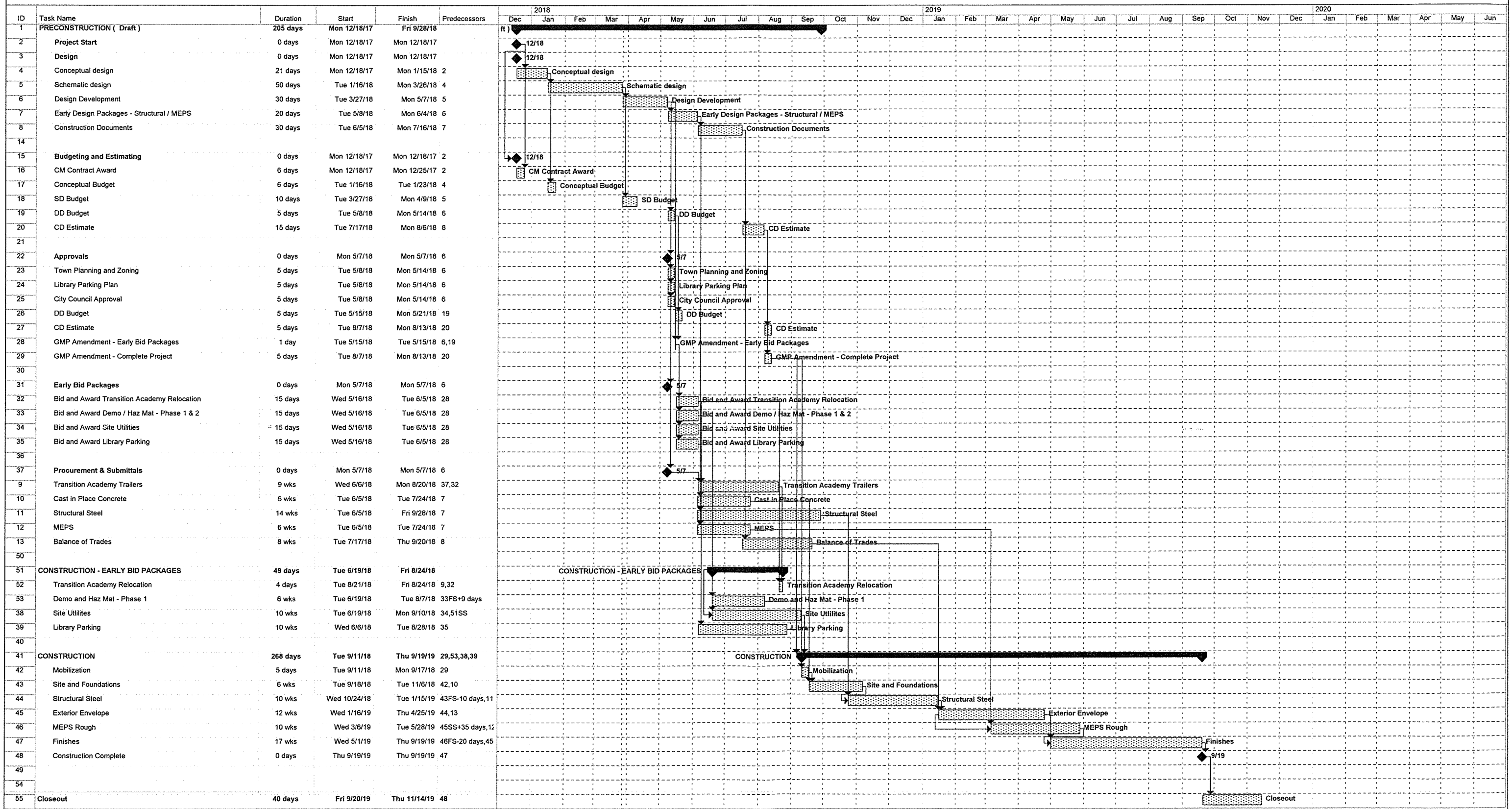
Schematic Design Estimate

March 28, 2018

Value Management Report

Discription	Estimated Value
1	Revise retaining walls on N side of bldg. along Cedar St. bring grade up to bldg. Eliminates windows and brick to first floor lev. Use limited amount of unilock system in place of conc. Wall & brick veneer.
2	Remove 4ft. Width from building through gymnasium and community center
3	Remove 4 banks of bleachers, Replace with benches along perimeter.
4	Remove gym curtain partition
5	Reduce glazed storefront at Parks & Rec corner by 29% (312 SF) Replace w/ ext. tile wall const.
6	Remove skyfold & replace w/ folding partitions. Remove operable partition @ council chambers seating area
7	Revise basement plan to remove 900 SF of space
8	Remove all upper windows @ gymnasium except high square windows. See dwg.
9	Reduce gym parapet height 4ft. At full perimeter 4ft. X 456 LF (1824 SF of brick veneer & 12" backup)
10	Reduce parapet height at Community Center by 2ft. Around full perimeter
11	Reduce size of mechanical screen on Town Hall from 10ft 4in. to 8 ft. height
12	Reduce amount of glass at 2nd floor connector by 35% (168 SF) and replae w/ ext. tile assembly
13	Eliminate all curtain wall, punched window unit assemblies per floor.
14	Eliminate retaining wall foundation footing construction along East side of building, replace w/ std. wall
15	Reduce amount of porcelain tile in hallways, bathrooms, stair floors. Grand Hall only to remain.
16	Remove porcelain wall tile wainscott, replace with Paint Grade Wood wainscott
17	Remove porcelain tile in upper level Town Hall hallways, replace with rubber tile
18	
19	Eliminate/reduce retaining wall footings @ bsmnt, provide temporary shoring during construction
20	Reduced 8x8 footings to Std. 4x4 under community center portion of building
21	
22	Remove 2ft. From length & width of Town Hall building. Reduction of about 1,300 SF
23	Replace brick assembly with ext. wall tile assembly @ East connector (human services & food pantry)
24	Replace cast stone architectural cornice with EIFS cornice all locations
25	
26	Remove metal ceilings and replace with ACT
27	Remove gyp. board ceilings in hallways and replace w/ 2x2 ACT
28	Remove drop ceiling in food pantry, leave exposed with hanging light fixtures
29	
30	Revised patio design - Reduce SF. No pavers replace w/ stamped concrete
31	
32	Replace Quartz counters with Plastic Laminate (except grand hall)
33	Eliminate interior sidelites and glazing see estimate line item
34	Eliminate all painting in basement area, leave unfinished
35	Eliminate hanging display system, except in Grand Hall
	\$ (2,337,497)
ROM pending design information and consideration	
36	Removal of roof screens
37	Change HVAC system to VAV vs. VRF heat pumps
38	Revise exterior brick veneer assy.
39	Revise exterior window qty 10' wide units 1,500 sf revision to other veneer
40	
41	
	\$ (621,000)
42	Remove Fit-Out of NCTV (Rooms 1109A - 1109E)
43	Remove Fit-out of Basement
44	Remove Fit-Out of Transition Academy
45	Remove Fit-Out of Community Center Offices
46	Remove Fit-Out of Preschool
47	Remove Fit-Out of Community Center Kitchen & Classrooms
	\$ (1,015,797)

Town of Newington
Town Hall & Community Center
DRAFT



Project: Pre Const Sch 3.26.2018 DNP
Date: Tue 3/27/18

Task Split Progress Milestone Summary Project Summary External Tasks External Milestone Deadline