

**Newington Town Hall / Community Center**

131 Cedar Street  
Newington, CT

**Design Development Estimate Report**

6/1/2018 Reconciled on 6/7/2018

Plan Dated May 8, 2018

| SPEC SECTION |  | Base Scope Design Development | Cost Per SF      | Base Scope Schematic Design March 5th 2018 | Cost Per SF      | Variance            |
|--------------|--|-------------------------------|------------------|--|------------------|---------------------|
| 011000       | GENERAL REQUIREMENTS                   | \$ 374,968                    | \$ 5.34          | \$ 436,284                                 | \$ 6.23          | \$ (61,316)         |
| 018113       | SUSTAINABLE DESIGN REQUIREMENTS-CMR    | w/Trades                      | \$ -             | w/Trades                                   | \$ -             | w/Trades            |
| 019100       | COMMISSIONING SUPPORT                  | w/MEP                         | \$ -             | w/MEP                                      | \$ -             | w/MEP               |
| 028313       | LEAD PAINT ACTIVITY                    | w/00300                       | \$ -             | w/00300                                    | \$ -             | w/00300             |
| 312000       | SITEWORK                               | \$ 1,916,574                  | \$ 27.31         | \$ 1,723,445                               | \$ 24.61         | \$ 193,129          |
| 024100       | DEMOLITION                             | \$ 1,973,784                  | \$ 28.12         | \$ 1,896,969                               | \$ 27.08         | \$ 76,815           |
| 003000       | HAZARDOUS MATERIAL ABATEMENT           | \$ 1,450,270                  | \$ 20.66         | \$ 1,459,926                               | \$ 20.84         | \$ (9,656)          |
| 003000       | CONTAMINATED SITE MATERIAL REMOVAL     | excluded                      | \$ -             | excluded                                   | \$ -             | excluded            |
| 033000       | CAST-IN-PLACE CONCRETE                 | \$ 1,259,887                  | \$ 17.95         | \$ 1,025,835                               | \$ 14.65         | \$ 234,052          |
| 042000       | UNIT MASONRY                           | \$ 1,427,337                  | \$ 20.34         | \$ 1,057,605                               | \$ 15.10         | \$ 369,731          |
| 051200       | STRUCTURAL STEEL FRAMING               | \$ 1,673,298                  | \$ 23.84         | \$ 2,273,290                               | \$ 32.46         | \$ (599,993)        |
| 053100       | STEEL DECKING                          | w/051200                      | \$ -             | w/051200                                   | \$ -             | w/051200            |
| 054000       | COLD FORMED METAL FRAMING              | \$ 98,651                     | \$ 1.41          | \$ 98,500                                  | \$ 1.41          | w/092116            |
| 055000       | METAL FABRICATIONS                     | \$ 228,572                    | \$ 3.26          | \$ 246,649                                 | \$ 3.52          | \$ (18,077)         |
| 055100       | METAL STAIRS                           | w/055000                      | \$ -             | w/055000                                   | \$ -             | w/055000            |
| 057313       | GLAZED DECORATIVE METAL RAILINGS       | w/055000                      | \$ -             | w/055000                                   | \$ -             | w/055000            |
| 061053       | MISCELLANEOUS ROUGH CARPENTRY          | \$ 177,612                    | \$ 2.53          | \$ 180,036                                 | \$ 2.57          | \$ (2,424)          |
| 061600       | SHEATHING                              | w/092116                      | \$ -             | w/092116                                   | \$ -             | w/092116            |
| 064023       | INTERIOR ARCHITECTURAL WOODWORK        | \$ 521,449                    | \$ 7.43          | \$ 289,416                                 | \$ 4.13          | \$ 232,033          |
| 071326       | SELF-ADHERING SHEET WATERPROOFING      | \$ 37,240                     | \$ 0.53          | \$ 45,533                                  | \$ 0.65          | \$ (8,293)          |
| 072100       | THERMAL INSULATION                     | \$ 153,083                    | \$ -             | w/092116                                   | \$ -             | \$ 153,083          |
| 072419       | EIFS                                   | \$ 21,272                     | \$ 0.30          | w/042000                                   | \$ -             | \$ 21,272           |
| 072726       | AIR BARRIERS                           | \$ 65,607                     | \$ -             | w/092116                                   | \$ -             | \$ 65,607           |
| 074200       | METAL WALL PANELS                      | \$ 144,702                    | \$ 2.06          | \$ 219,308                                 | \$ 3.13          | \$ (74,607)         |
| 075323       | EPDM ROOFING                           | \$ 700,607                    | \$ 9.98          | \$ 731,109                                 | \$ 10.44         | \$ (30,502)         |
| 076200       | SHEET METAL FLASHING & TRIM            | \$ -                          | \$ -             | \$ 74,959                                  | \$ 1.07          | \$ (74,959)         |
| 078100       | APPLIED FIREPROOFING                   | Not Required                  | \$ -             | Not Required                               | \$ -             | Not Required        |
| 078413       | PENETRATION FIRESTOPPING               | w/Trades                      | \$ -             | w/Trades                                   | \$ -             | w/Trades            |
| 078446       | FIRE RESISTIVE JOINT SYSTEMS           | w/Trades                      | \$ -             | w/Trades                                   | \$ -             | w/Trades            |
| 079200       | JOINT SEALANTS                         | \$ -                          | \$ -             | \$ 20,000                                  | \$ 0.29          | \$ (20,000)         |
| 079500       | EXPANSION CONTROL                      | \$ -                          | \$ -             | \$ 11,657                                  | \$ 0.17          | \$ (11,657)         |
| 081113       | HOLLOW METAL DOORS & FRAMES            | \$ 45,264                     | \$ 0.64          | \$ 34,509                                  | \$ 0.49          | \$ 10,755           |
| 081416       | FLUSH WOOD DOORS                       | \$ 122,760                    | \$ 1.75          | \$ 135,154                                 | \$ 1.93          | \$ (12,394)         |
| 083113       | ACCESS DOORS AND FRAMES                | \$ 5,000                      | \$ 0.07          | \$ 5,068                                   | \$ 0.07          | \$ (68)             |
| 083313       | OVERHEAD DOORS/GRILLES                 | \$ 28,219                     | \$ 0.40          | \$ 3,799                                   | \$ 0.05          | \$ 24,420           |
| 084113       | ALUM FRAMED WINDOWS & STOREFRONTS      | \$ 678,820                    | \$ 9.67          | \$ 403,023                                 | \$ 5.75          | \$ 275,797          |
| 084410       | GLAZED ALUMINUM CURTAIN WALLS          | \$ -                          | \$ -             | \$ 367,473                                 | \$ 5.25          | \$ (367,473)        |
| 087100       | DOOR HARDWARE                          | \$ 238,735                    | \$ 3.40          | \$ 300,476                                 | \$ 4.29          | \$ (61,741)         |
| 088000       | GLAZING                                | \$ 13,845                     | \$ 0.20          | \$ 63,312                                  | \$ 0.90          | \$ (49,467)         |
| 089119       | LOUVERS AND VENTS                      | \$ 5,000                      | \$ 0.07          | \$ 5,068                                   | \$ 0.07          | \$ (68)             |
| 092116       | GYP SUM BOARD ASSEMBLIES               | \$ 1,252,335                  | \$ 17.84         | \$ 1,043,839                               | \$ 14.90         | \$ 208,496          |
| 092116.23    | GYP SUM BOARD SHAFT-WALL ASSEMBLIES    | w/092116                      | \$ -             | w/092116                                   | \$ -             | w/092116            |
| 093100       | TILING                                 | \$ 200,033                    | \$ 2.85          | \$ 246,596                                 | \$ 3.52          | \$ (46,562)         |
| 095113       | ACOUSTICAL PANEL CEILINGS              | \$ 217,104                    | \$ 3.09          | \$ 251,066                                 | \$ 3.58          | \$ (33,962)         |
| 095423       | LINEAR METAL CEILINGS                  | \$ 16,328                     | \$ 0.23          | \$ -                                       | \$ -             | \$ 16,328           |
| 096110       | VAPOR MITIGATION AT SLABS              | Add Alternate                 | #VALUE!          | \$ 200,022                                 | \$ 2.86          | \$ (200,022)        |
| 096446       | WOOD ATHLETIC FLOORING                 | \$ 108,456                    | \$ 1.55          | \$ 188,495                                 | \$ 2.69          | \$ (80,038)         |
| 096519       | RESILIENT FLOORING                     | \$ 121,827                    | \$ 1.74          | \$ 78,918                                  | \$ 1.13          | \$ 42,909           |
| 096813       | TILE CARPETING                         | \$ 178,204                    | \$ 2.54          | \$ 200,187                                 | \$ 2.86          | \$ (21,983)         |
| 098413       | FIXED SOUND-ABSORBING PANELS           | \$ -                          | \$ -             | \$ 32,437                                  | \$ 0.46          | \$ (32,437)         |
| 099200       | WALL COVERINGS                         | w/099100                      | \$ -             | w/099100                                   | \$ -             | \$ -                |
| 099100       | INTERIOR PAINTING                      | \$ 232,349                    | \$ 3.31          | \$ 277,850                                 | \$ 3.97          | \$ (45,501)         |
| 101100       | VISUAL DISPLAY SURFACES                | \$ 43,360                     | \$ 0.62          | \$ 22,807                                  | \$ 0.33          | \$ 20,553           |
| 101400       | SIGNAGE                                | \$ 38,161                     | \$ 0.54          | \$ 39,029                                  | \$ 0.56          | \$ (868)            |
| 101443       | PHOTO LUMINESCENT EGRESS PATH MARKINGS | \$ 4,250                      | \$ 0.06          | \$ -                                       | \$ -             | \$ 4,250            |
| 102113       | TOILET COMPARTMENTS                    | \$ 46,077                     | \$ 0.66          | \$ 48,024                                  | \$ 0.69          | \$ (1,947)          |
| 102213       | WIRE MESS PARTITIONS                   | \$ 25,240                     | \$ 0.36          | \$ -                                       | \$ -             | \$ 25,240           |
| 102226       | OPERABLE PARTITIONS                    | \$ 59,000                     | \$ 0.84          | \$ 64,590                                  | \$ 0.92          | \$ (5,590)          |
| 102600       | WALL AND DOOR PROTECTION               | \$ 14,094                     | \$ 0.20          | \$ 29,992                                  | \$ 0.43          | \$ (15,898)         |
| 102800       | TOILET AND BATH ACCESSORIES            | \$ 32,125                     | \$ 0.46          | \$ 24,647                                  | \$ 0.35          | \$ 7,478            |
| 104400       | FIRE PROTECTION SPECIALTIES            | \$ -                          | \$ -             | \$ 5,068                                   | \$ 0.07          | \$ (5,068)          |
| 105113       | METAL LOCKERS                          | \$ 10,400                     | \$ 0.15          | \$ 10,542                                  | \$ 0.15          | \$ (142)            |
| 108213       | EQUIPMENT SCREENS                      | w/Misc. Metals                | \$ -             | w/Misc. Metals                             | \$ -             | w/Misc. Metals      |
| 113100       | KITCHEN HOOD/ RESIDENTIAL APPLIANCES   | \$ 56,864                     | \$ 0.81          | \$ 41,548                                  | \$ 0.59          | \$ 15,316           |
| 115210       | PROJECTION SCREENS                     | \$ 21,055                     | \$ 0.30          | \$ 21,299                                  | \$ 0.30          | \$ (244)            |
| 107523       | WALL MOUNTED FLAG POLES                | \$ 10,000                     | \$ 0.14          | \$ -                                       | \$ -             | \$ 10,000           |
| 116623       | GYMNASIUM EQUIPMENT                    | \$ 186,650                    | \$ 2.66          | \$ 162,285                                 | \$ 2.32          | \$ 24,365           |
| 120000       | SPECIALTIES-VAULT DOORS                | \$ -                          | \$ -             | \$ 8,109                                   | \$ 0.12          | \$ (8,109)          |
| 121230       | AS HANGING DISPLAY SYSTEM              | \$ 8,000                      | \$ 0.11          | \$ 5,068                                   | \$ 0.07          | \$ 2,932            |
| 122200       | CURTAINS AND DRAPES                    | \$ 9,713                      | \$ 0.14          | \$ -                                       | \$ -             | \$ 9,713            |
| 122413       | ROLLER WINDOW SHADES                   | \$ 43,015                     | \$ 0.61          | \$ 38,670                                  | \$ 0.55          | \$ 4,345            |
| 124810       | ENTRANCE FLOOR MATS AND FRAMES         | \$ -                          | \$ -             | \$ 28,795                                  | \$ 0.41          | \$ (28,795)         |
| 129300       | SITE FURNISHINGS                       | \$ -                          | \$ -             | \$ 15,532                                  | \$ 0.22          | \$ (15,532)         |
| 132700       | VAULT                                  | \$ 211,419                    | \$ 3.01          | \$ -                                       | \$ 0.22          | \$ 211,419          |
| 142100       | ELEVATOR                               | \$ 166,240                    | \$ 2.37          | \$ 168,509                                 | \$ 2.41          | \$ (2,269)          |
| 210000       | FIRE SUPPRESSION                       | \$ 419,280                    | \$ 5.97          | \$ 349,354                                 | \$ 4.99          | \$ 69,926           |
| 220000       | PLUMBING                               | \$ 810,006                    | \$ 11.54         | \$ 687,288                                 | \$ 9.81          | \$ 122,717          |
| 230000       | HVAC                                   | \$ 3,009,735                  | \$ 42.88         | \$ 3,007,277                               | \$ 42.94         | \$ 2,458            |
| 260000       | ELECTRICAL                             | \$ 2,287,035                  | \$ 32.59         | \$ 2,164,036                               | \$ 30.90         | \$ 122,999          |
| 260000       | SITE ELECTRICAL                        | \$ 192,400                    | \$ 2.74          | \$ 233,823                                 | \$ 3.34          | \$ (41,423)         |
|              |  |                               |                  | w/Above                                    |                  |                     |
|              | <b>SUB - TOTAL</b>                     | <b>\$ 23,393,307</b>          | <b>\$ 333.32</b> | <b>\$ 22,804,104</b>                       | <b>\$ 325.59</b> | <b>\$ 589,203</b>   |
| 5.00%        | CONTINGENCY - (Design/Est)             | \$ 1,173,759                  | \$ 16.72         | \$ 1,304,295                               | \$ 18.62         | \$ (130,536)        |
| 3.00%        | ESCALATION 2019                        | \$ 737,012                    | \$ 10.50         | \$ 744,993                                 | \$ 10.64         | \$ (7,981)          |
|              | BUILDING PERMIT                        | by owner                      | \$ -             | by owner                                   | \$ -             | \$ -                |
|              | <b>TOTAL</b>                           | <b>\$ 25,304,078</b>          | <b>\$ 360.55</b> | <b>\$ 24,853,393</b>                       | <b>\$ 354.85</b> | <b>\$ 450,685</b>   |
| 3.00%        | CONTINGENCY - (CM Construction)        | \$ 737,012                    | \$ 10.50         | \$ 724,698                                 | \$ 10.35         | \$ 12,313           |
|              | STAFF/GENERAL CONDITIONS               | \$ 917,601                    | \$ 13.07         | \$ 917,601                                 | \$ 13.10         | \$ -                |
| 0.00%        | CM P & P BONDS                         | \$ -                          | \$ -             | \$ -                                       | \$ -             | \$ -                |
| 0.75%        | INSURANCE                              | \$ 189,781                    | \$ 2.70          | \$ 186,400                                 | \$ 2.66          | \$ 3,380            |
| 1.23%        | CMR FEE                                | \$ 332,670                    | \$ 4.74          | \$ 326,957                                 | \$ 4.67          | \$ 5,713            |
|              |  | \$ 2,177,064                  |                  | \$ 2,155,657                               |                  | \$ 21,407           |
|              | <b>TOTAL CONSTRUCTION COST</b>         | <b>\$ 27,481,142</b>          | <b>\$ 391.57</b> | <b>\$ 27,009,049</b>                       | <b>\$ 385.62</b> | <b>\$ 472,092</b>   |
|              | <b>TOTAL CONSTRUCTION</b>              | <b>\$ 27,481,142</b>          | <b>\$ 391.57</b> | <b>\$ 27,009,049</b>                       | <b>\$ 385.62</b> | <b>\$ 472,092</b>   |
|              | Pending Value Management - TBD         | \$ (903,601)                  |                  | \$ (621,000)                               |                  |                     |
|              | Bid Alternates - 8 Additional BB Hoops | \$ 44,842                     |                  | \$ (1,015,797)                             |                  |                     |
|              | Owner Contingency                      | \$ 868,405                    |                  | \$ 1,026,105                               |                  |                     |
|              | Soft Cost                              | \$ 2,577,000                  |                  | \$ 2,420,000                               |                  |                     |
|              | <b>TOTAL PROJECT COST</b>              | <b>\$ 30,067,787.93</b>       | <b>\$ 428.43</b> | <b>\$ 28,818,358</b>                       | <b>\$ 411.46</b> | <b>\$ 1,249,430</b> |
|              |  |                               |                  |  |                  | 4.3%                |