

LILLIE B. HAYNES ELEMENTARY SCHOOL
EAST LYME, CONNECTICUT
CONCEPTUAL DESIGN ESTIMATE
RENOVATE AS NEW
February 25, 2016

PROJECT COST SUMMARY: A

No. of Students:	500
New Construction (GSF):	0
Renovation (GSF):	101,200
Total Project GSF:	101,200

LILLIE B. HAYNES ELEMENTARY SCHOOL				February 25, 2016	ESTIMATED	ESTIMATED
DESCRIPTION	QTY	U/M	COST U/M	CONCEPTUAL DESIGN	REIMBURSEMENT	ELIGIBLE
CONSTRUCTION COSTS				ESTIMATE	ELIGIBILITY	PERCENTAGE
1 ASBESTOS ABATEMENT				-		
A. ASBESTOS / PCB'S ABATEMENT	101,200	SF	22.00	2,226,400	2,226,400	100.00%
2 SITE				-		
A. PARKING LOTS, WALKS, DRIVES, UTILITIES (ALLOWANCE)	4.70	AC	480,000	2,256,000	2,165,760	96.00%
B. OFF-SITE DEVELOPMENT, UTILITIES (ALLOWANCE)	1	LS	-	50,000	-	0.00%
C. SITE ELECTRICAL LIGHTING (ALLOWANCE)	10	LGT	6,500	65,000	65,000	100.00%
D. SITE ELECTRICAL UTILITIES (ALLOWANCE)	1	LS	-	45,000	45,000	100.00%
3 BUILDING CONSTRUCTION				-		
A. RENOVATION	101,200	SF	255.00	25,806,000	24,515,700	95.00%
4 MODULAR CLASSROOMS - 4 EACH, FOR 18 MONTHS	18	MO		446,000	89,200	20.00%
TRADE SUBTOTAL:	101,200	GSF	\$305.28	\$ 30,894,400	\$29,107,060	94.21%
NET SF	98,164	NSF				
5 BUILDING PERMIT FEE (ASSUMED WAIVED BY MUNICIPALITY)				<i>WAIVED</i>	-	
6 C.M. REIMBURSABLES	32	MO		1,984,000	1,869,219	94.21%
SUBTOTAL:				1,984,000	1,869,219	
ESCALATION, CONTINGENCY						
1 ESCALATION - BID DATE: MARCH 2017, 12 MO., 4.0 % / YR	4.00%			1,235,776	1,164,282	94.21%
2 CM GMP CONTINGENCY	5.00%			1,606,509	-	0.00%
SUBTOTAL:				2,842,285	1,164,282	
C.M. / G.C. FEES						
1 PRE-CONSTRUCTION PHASE	1	LS		130,000	122,479	94.21%
2 CONSTRUCTION PHASE, BASED ON TTL PJT	2.25%			803,715	757,218	94.21%
SUBTOTAL:				933,715	879,697	
C.M. / G.C. BOND & INSURANCE						
1 PERFORMANCE & PAYMENT BOND	0.75%			274,908	259,004	94.21%
2 INSURANCE GL / PL	0.85%			311,562	293,538	94.21%
SUBTOTAL:				586,470	552,541	
TOTAL CONSTRUCTION COSTS			\$367.99	\$37,240,871	33,572,800	90.15%

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DESCRIPTION	QTY	U/M	COST U/M	February 25, 2016 CONCEPTUAL DESIGN ESTIMATE	ESTIMATED REIMBURSEMENT ELIGIBILITY	ESTIMATED ELIGIBLE PERCENTAGE
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN						
1 LAND ACQUISITION, APPRAISALS				EXISTING	-	
2 MISCELLANEOUS ADMINISTRATION COSTS				32,000	28,848	90.15%
3 ARCHITECT / ENGINEER FEES, CONSULTANTS	7.00%			2,606,861	2,350,096	90.15%
A. A/E REIMBURSABLES				IN ABOVE	-	----
B. A/E FEES, CONSULTANTS				IN ABOVE	-	----
4 ASBESTOS CONSULTANT				120,000	-	90.15%
5 SURVEYS, BORINGS, GEOTECHNICAL REPORT				15,000	13,523	90.15%
6 TRAFFIC STUDY				10,000	9,015	90.15%
7 TESTING, INSPECTIONS, SPECIAL INSPECTIONS				20,000	18,030	90.15%
8 INDEPENDENT STRUCTURAL REVIEW				8,500	7,663	90.15%
9 INDEPENDENT CODE COMPLIANCE REVIEW				15,000	13,523	90.15%
10 HISTORICAL CONSULTANT				N/A	-	0.00%
11 PRINTING, MAILING, ADVERTISING				15,000	13,523	90.15%
12 FURNITURE, EQUIPMENT - ALLOWANCE	500	STDT	1,450	725,000	653,591	90.15%
13 TELEPHONE SYSTEM	101,200	SF	1.00	101,200	91,232	90.15%
14 TECHNOLOGY - ALLOWANCE (75% NEW)	500	STDT	1,550	775,000	698,666	90.15%
A. TECHNOLOGY CONSULTANT				40,000	36,060	90.15%
15 SECURITY SYSTEM	101,200	SF	2.00	202,400	182,464	90.15%
16 BUILDER'S RISK INSURANCE	0.27%			100,550	90,647	90.15%
17 MOVING EXPENSES, STORAGE	101,200	SF	0.75	76,001	68,515	90.15%
18 BONDING COSTS				50,000	45,075	90.15%
19 INTERIM FINANCING				600,000	-	0.00%
20 STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/K		9,683	-	0.00%
21 COMMISSIONING (FUNDAMENTAL)/ LEED	101,200	SF	1.50	151,800	136,848	90.15%
22 OWNERS CONTINGENCY	5.00%		\$42,914,866	2,145,743	-	0.00%
23 OWNERS REPRESENTATIVE				N/A	-	90.15%
24 GEOTHERMAL CONSULTANT				N/A	-	0.00%
TOTAL OF OWNERS "SOFT" COSTS:				\$7,819,738	4,457,318	57.00%
TOTAL PROJECT COST:			\$445.26	\$45,060,609	38,030,118	84.40%
Eligible Project Cost:				38,030,118		
Reimbursement Reduction	(33,594)	SF		(13,014,789)		
State Allowable SF per Student	129.1	SF/SDT		-		
Net Eligible				25,015,329		
State Reimbursement - % to be confirmed by Owner	43.21%	2015 - 2016		10,809,124		
ESTIMATED NET COST TO EAST LYME				\$34,251,485		