



Trumbull Community Center

Probable Estimate of Project Cost (w/ Natatorium & Gym)

April 11, 2017

Hard Costs - Construction

	unit	units	cost / unit		
Community Center	s.f.			\$	4,125,000.00
Sitework	allow			\$	1,400,000.00
Folding Partitions	ea.	5	\$ 30,000	\$	150,000.00
Kitchen (equipment)	allow.	1	\$ 70,000	\$	70,000.00
		20,500	\$ 280	\$	5,745,000.00
Gymnasium (shell)				\$	1,850,000.00
Sitework	allow			\$	452,500.00
Elevator	allow			\$	100,000.00
Gym Fit-out	ALT #1				NIC
		12,120	\$ 198	\$	2,402,500.00
Natatorium				\$	1,500,000.00
Sitework	allow			\$	250,000.00
Pool (& equipment)	allow.			\$	800,000.00
		8,380	\$ 304	\$	2,550,000.00
Total Construction Costs		41,000	\$ 261	\$	10,697,500.00
General Contractor Costs					
General Conditions	month	16	\$ 16,715	2.5% \$	267,437.50
Bond	%			2.0% \$	213,950.00
Profit	%			6.0% \$	641,850.00
Design Contingency	%			3.0% \$	320,925.00
				\$	1,444,162.50
Total Hard Costs				\$	12,141,662.50

Soft Costs - Fees & Contingency

Land Acquisition					N/A
Topographic Survey of Existing Conditions					N/A
Geotechnical Testing				\$	8,500.00
Municipal Land-use approval application fees					N/A
Hazardous Materials Assessment				\$	14,000.00
Environmental Survey	Phase 1			\$	4,000.00
Environmental Survey	Phase 2				N/A
Environmental Survey	Phase 3				N/A
Environmental Remediation / Demolition Allowance					N/A
Hazardous Materials Testing / Clearances (during construction)					N/A
Building Permits	Town Fee			1.5%	Exempt
	State Educational Stipend	\$	0.26	/ \$	1,000 \$
					2,800.00
Advertising				\$	5,000.00
Legal Fees	Owner representation / Land-use / Bonding Allowance			\$	60,000.00
Bonding Costs	Municipal (assumption)			2% \$	210,000.00
Builder's Risk Insurance Fees				\$	50,000.00
A/E Fees (CD Packaging, Bidding, Const. Administration, Contingency)				6% \$	642,000.00
Owner's Representative / Construction Manager				0% \$	-
Testing / Special Inspections	(construction)			\$	30,000.00
Clerk of the Works	(Full Time, per month)	\$	9,000.00	x	16 \$
					144,000.00
Utility Company Fees				\$	75,000.00
Telephone & Communication Fees				\$	25,000.00
Fixtures, Furnishings & Equipment	(allowance)	\$	3.00	/	s.f. \$
					120,000.00
Pool Fixtures/Equipment	(allowance)			\$	50,000.00
Technology / Computers	(allowance)	\$	1.50	/	s.f. \$
					60,000.00
Moving / Relocation / Temporary Conditions		\$	0.75	/	s.f. \$
					30,000.00
Drawing Reproduction / Bidding				\$	15,000.00
Construction Escalation to June 2018	(per year)			@	2.5% \$
					267,000.00
Project Contingency	(concept design phase)			7% \$	750,000.00
				\$	2,562,300.00
Total Hard Costs				\$	12,141,662.50
Total Soft Costs				\$	2,562,300.00
Total Estimated Base Bid Project Cost				\$	14,703,962.50
Option #1 - Gym Fit-out				\$	870,000.00
Total Estimated Project Cost (w/ Options)				\$	15,573,962.50
Resources - Senior Center Food Service Grant				\$	(170,000.00)
Total After Funding Resources				\$	15,403,962.50