



# Trumbull Community Center

Probable Estimate of Project Cost (G.C. Bid)

April 18, 2017

## Hard Costs - Construction

	unit	units	cost / unit		
Community Center				\$	4,125,000.00
Sitework	allow			\$	1,475,000.00
Folding Partitions	ea.	5	\$ 30,000	\$	150,000.00
Kitchen (equipment)	allow.	1	\$ 70,000	\$	70,000.00
		21,000	\$ 277 (calculated)	\$	5,820,000.00
Gymnasium				\$	2,390,000.00
Sitework	allow			\$	453,000.00
Elevator	allow			\$	100,000.00
Alternate - Bleachers			\$ 80,000		NIC
		12,120	\$ 243 (calculated)	\$	2,943,000.00
Natorium				\$	1,500,000.00
Sitework	allow			\$	250,000.00
Pool (& equipment)	allow.			\$	800,000.00
		8,380	\$ 304 (calculated)	\$	2,550,000.00
<b>Total Construction Costs</b>		<b>41,500</b>	<b>\$ 273 (calculated)</b>	<b>\$</b>	<b>11,313,000.00</b>
<b>General Contractor Costs</b>					
General Conditions	month	16	\$ 17,677	2.5%	\$ 282,825.00
Bond	%			2.0%	\$ 226,260.00
Profit	%			6.0%	\$ 678,780.00
Design Contingency	%			3.0%	\$ 339,390.00
				\$	1,527,255.00
<b>Total Hard Costs</b>		<b>41,500</b>	<b>\$ 309 (calculated)</b>	<b>\$</b>	<b>12,840,255.00</b>

# Total After Available Resources

# 14,960,655.00

## 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					N/A
Environmental Survey Phase 1					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	\$	2,900.00
Advertising			\$		5,000.00
Legal Fees	(on retainer)				N/A
Bonding Costs	Municipal (assumption)			2%	\$ 230,000.00
Builder's Risk Insurance Fees			\$		50,000.00
A/E Fees (CD Packaging, Bidding, Const. Administration, Contingency)				6%	\$ 770,000.00
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	(allowance, assumption)		\$		75,000.00
Telephone & Communication Fees	(allowance, assumption)		\$		25,000.00
Fixtures, Furnishings & Equipment	(allowance)	\$ 2.50 /		s.f.	\$ 100,000.00
Pool Fixtures/Equipment	(allowance)		\$		30,000.00
Technology / Computers / AV	(allowance)	\$ 1.50 /		s.f.	\$ 60,000.00
Moving / Relocation		\$ 0.75 /		s.f.	N/A
Drawing Reproduction / Bidding			\$		15,000.00
Construction Escalation (per year)			@	2.5%	N/A
Project Contingency (concept design phase)				6%	\$ 750,000.00
					\$ 2,295,400.00

<b>Total Hard Costs</b>	<b>\$</b>	<b>12,840,255.00</b>
<b>Total Soft Costs</b>	<b>\$</b>	<b>2,295,400.00</b>
<b>Total Estimated Base Bid Project Cost</b>	<b>\$</b>	<b>15,135,655.00</b>

## Funding Resources

Senior Center Food Services Grant	\$	(175,000.00)
Trail Head Allocation		TBD
	\$	(175,000.00)