



**Addition/Renovations  
Town Hall  
Suffield, CT**

**Order of Magnitude Cost Estimate  
Update #1**

**Prepared for:  
edm  
Unionville, CT**

**Prepared by:  
D G Jones International, Inc.  
3 Baldwin Green Common, #202  
Woburn, MA 01801**

**August 18, 2016**

**Summary**

Gross Floor Area (sf) =	<u>Consolidated</u>		<u>Addition</u>		<u>Renovations</u>	
	<u>Element (\$)</u>	<u>\$/sf</u>	<u>Element (\$)</u>	<u>\$/sf</u>	<u>Element (\$)</u>	<u>\$/sf</u>
		17,981		5,809		12,172
<u>A Substructure</u>	180,079	10.01	180,079	31.00	0	0.00
A10 Foundations	162,652	9.05	162,652	28.00	0	0.00
A20 Basement Construction	17,427	0.97	17,427	3.00	0	0.00
<u>B Shell</u>	751,375	41.79	653,999	112.58	97,376	8.00
B10 Superstructure	268,045	14.91	249,787	43.00	18,258	1.50
B20 Exterior Enclosure	404,078	22.47	343,218	59.08	60,860	5.00
B30 Roofing	79,253	4.41	60,995	10.50	18,258	1.50
<u>C Interiors</u>	763,085	42.44	270,119	46.50	492,966	40.50
C10 Interior Construction	341,085	18.97	121,989	21.00	219,096	18.00
C20 Stairs	38,036	2.12	31,950	5.50	6,086	0.50
C30 Interior Finishes	383,964	21.35	116,180	20.00	267,784	22.00
<u>D Services</u>	1,514,140	84.21	473,434	81.50	1,040,706	85.50
D10 Conveying Systems	0	0.00	0	0.00	0	0.00
D20 Plumbing	130,434	7.25	8,714	1.50	121,720	10.00
D30 HVAC	755,202	42.00	243,978	42.00	511,224	42.00
D40 Fire Protection Systems	209,132	11.63	81,326	14.00	127,806	10.50
D 50 Electrical Systems	419,372	23.32	139,416	24.00	279,956	23.00
<u>E Equipment and Furnishings</u>	86,724	4.82	31,950	5.50	54,774	4.50
E10 Equipment	38,867	2.16	14,523	2.50	24,344	2.00
E 20 Furnishings	47,857	2.66	17,427	3.00	30,430	2.50
<u>F Special Construction and Demolition</u>	109,548	6.09	0	0.00	109,548	9.00
F10 Special Construction	0	0.00	0	0.00	0	0.00
F20 Selective/Building Demolition	109,548	6.09	0	0.00	109,548	9.00
F20 Asbestos Abatement	0	0.00	0	0.00	0	0.00
<b><u>Sub Total Building Cost</u></b>	<b>3,404,950</b>	<b>189.36</b>	<b>1,609,580</b>	<b>277.08</b>	<b>1,795,370</b>	<b>147.50</b>
<u>G Building Sitework</u>	341,639	19.00				
G10 Site Preparation	44,953	2.50				
G20 Site Improvements	143,848	8.00				
G30 Site Civil/Mechanical Utilities	98,896	5.50				
G40 Site Electrical Utilities	44,953	2.50				
G90 Other Site Construction	8,991	0.50				
<b><u>Sub Total Construction</u></b>	<b>3,746,589</b>	<b>208.36</b>				
General Conditions/Requirements	12.50%	468,324	26.05			
Escalation to mid point of construction (1Q2018)	7.62%	321,387	17.87			
Estimating Contingency	20.00%	907,260	50.46			
GC Fee	5.00%	272,178	15.14			
Building Permit Fee		Excluded				
Construction Contingency	7.50%	428,680	23.84			
<b><u>Total Construction Cost</u></b>		<b>6,144,417</b>	<b>341.72</b>			

## Notes

1. Brief project description:-
  - Addition and renovations to existing building with associated site work/utilities.
2. The estimate is based on the following:-
  - Prevailing wage rates.
  - GC type project.
  - Receipt of 4# bona fide bids.
  - Construction work will not be phased.
  - Existing building will be unoccupied during construction.
3. The gross floor areas are based on the following:-
  - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.
4. Story heights:-
  - Varies.
5. General Conditions/Requirements are priced as a percentage.
6. Special Conditions for this project are included with General Conditions/Requirements.
7. Escalation to mid point of construction of 1Q2018 is included at 5%/annum compounded.
8. Estimating Contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Conditions/Requirements and Escalation. For this level of estimate the following has been included:-
  - 20.00%
9. Construction Contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Conditions/Requirements, Escalation and Design Contingency. The following has been included:-
  - 7.50%

## **Notes (Cont'd)**

10. This estimate has been prepared from the following design information:-
  - Block Floor Plans dated 8/8/2016.
  - MP rev Site Sketch dated 8/8/2016.
  - Space Planning Update dated July 20, 2016.
  - Various emails from edm.
  - Telecons with edm.
  
11. The estimate includes the following:-
  - New wet pipe sprinkler system to all areas except:-
    - Dry sprinkler system to Attic.
    - FM200 fire extinguishing system to Vault.
  - Security (fully cabled).
  - Telephone/data (fully cabled).
  - Shades to exterior windows.
  
12. The estimate excludes the following:-
  - Sales tax.
  - Utility company backcharges.
  - Design consultant's fees.
  - Any work to existing Attic except new access stair and dry sprinkler system.
  - Hazardous material abatement and removal.
  - Excavation in rock.
  - Removal of water during excavation work.
  - Underpinning of existing foundations.
  - No major work to existing exterior envelope apart from minor repairs.
  - Loose furniture, fittings and equipment.
  - Fixed furniture, fittings and equipment except work normally included in GC work.
  - Third-party building Commissioning.
  - Building permit fees.
  
13. Allowances:-
  - Estimate is based on allowances at this stage of the design.
  
14. Assumptions:-
  - To arrive at a \$/sf cost reasonable assumptions have been made.
  - Floor to Floor height = 12'.
  - Balanced site work for cut & fill.
  
15. Estimates by other firms:-
  - None.