

PROJECT BUDGET

Madison Public School

New Elementary School @ Janssen Parcel

Grades PK-5, 601 Enrollment

Total Project Budget

Date: **October 26, 2021**

		Project Budget	
\$(000) except \$/GSF		601	
New Construction GSF			82,453
Demolition & Abatement of Ryerson (GSF)			39,000
Total GSF			82,453
New Construction \$/GSF - Current		\$	365.00
Demolition & Abatement \$/GSF - Current		\$	25.00
New Construction \$/GSF - Escalated		\$	416.50
Demolition & Abatement \$/GSF - Escalated		\$	28.50
Total Construction w/ site \$/GSF		\$	565.29
Total Project \$/GSF		\$	741.62
I. Building Construction			
A.	New Building Construction	\$	30,095.3
B.	Demolition of Ryerson	\$	1,225.0
C.	Other Construction	\$	-
Total Building Construction			31,320.3
II. Related Construction			
A.	Sitework		
1	Earthwork / Site Prep		7,523.8
2	Exterior Improvements		
a.	Paving - Asphalt / Concrete / Other		w/ site prep
b.	Sidewalks / Paths		w/ site prep
c.	Wetlands Mitigation		w/ site prep
d.	Landscape & Planting		w/ site prep
e.	Athletic / Recreational Surfaces		w/ site prep
f.	Fencing / Gates		w/ site prep
g.	Retaining Walls		w/ site prep
h.	Misc Site Improvements		w/ site prep
B.	Site Utility Systems		
1	Water & Wells (CT Water Line)		750.0
a.	Fire Protection		w/ site prep
2	Sanitary Sewage (Treatment Plant)		750.0
3	Storm Drainage		w/ site prep
4	Gas		w/ site prep
5	Steam		w/ site prep
6	Chilled Water		w/ site prep
7	Electric		w/ site prep
8	Data & Communications		w/ site prep
9	Site Lighting		w/ site prep
Total Site Construction			9,023.8
C.	Building Demolition		w/ construction
D.	Hazardous Materials Removal		w/ construction
E.	Sustainable Elements		
1	Solar Panels / PV Array		Assume PPA
2	Wind		NA
3	Geothermal Wells		500.0
4	Rain Garden		w/ site
5	Waste Water Treatment Plants		w/ site
F.	GC / CM Mark-ups		w/ construction
Total Related Construction			9,523.8
Subtotal Construction - Current \$			40,844.1
III. Escalation (2024 Construction)			5,765.8
Total Construction Escalated		\$	46,609.9
IV. Furniture, Fixtures & Equipment (FF&E)			
A.	Loose Furnishings		1,021.7
B.	Playground Equipment		700.0
C.	Data / Telecomm Equipment		901.5
1.	Cabling / Wall Jack / Devices		w/ construction
D.	Audio/Visual Equipment		w/ data
E.	Security Equipment		w/ data
1.	Cabling / Wall Jack / Devices		w/ construction
F.	Specialty Signage		75.0
Total FF & E		\$	2,698.2

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V. Fees and Expenses		
A. Fees		
1	Existing Conditions & Space Program	-
2	Architect	3,205.0
a	Civil Engineering	w/ architect
b	Landscape Architect	w/ architect
c	Structural Engineering	w/ architect
d	MEP/FP Engineering	w/ architect
e	Interior / Furniture Designer	w/ architect
f	Lighting Consultant	w/ architect
g	Acoustical Consultant	w/ architect
h	Signage Consultant	w/ architect
i	LEED Designer	w/ architect
j	Referendum Services	w/ architect
k	Code Consultant	w/ architect
l	Designer's Cost Estimator	w/ architect
3	Special Consultants	
a	Haz. Mat. Consultant	150.0
b	Audio / Visual	w/ architect
c	Technology / Security Systems Design	w/ architect
d	Geo-Tech Engineering	w/ architect
e	Traffic Engineer	w/ architect
f	Ecologist / Soil Sample	50.0
g	Peer Reviews	30.0
h	Green Building Consultant	w/ architect
i	Storm Water Monitoring	30.0
4	Project Management	650.0
5	Building Commissioning	90.0
6	Owner's Cost Estimator	w/ CM
7	CM Preconstruction Fee	175.0
8	Owner's Legal Fees	50.0
9	Site Survey	w/ architect
10	Utility Assessment	50.0
Sub-total Fees		4,480.0
B. Expenses		
1	Owner's Insurance	69.9
2	Permits	12.1
a.	Building	w/ Construction
b.	Town / Site	assumed waived
3	Printing	10.0
4	Construction Utilities Use	w/ Construction
5	Site Borings	w/ architect
6	Materials Testing	150.0
7	Special Inspections	15.0
8	Consultant Reimbursables	25.0
9	Moving / Relocation	75.0
10	Temporary Space / Operations	20.0
11	Advertising	15.0
12	Physical Plant Expenses	20.0
13	Misc. Expenses	20.0
14	Financing Costs / Bond Origination	1,700.0
15	Site Acquisition	NOT INCLUDED
a.	Real Estate Fees	NOT INCLUDED
b.	Closing Costs	NOT INCLUDED
Sub-total Expenses		2,132.0
Total Fees and Expenses		6,612.0
V. Contingency		
A.	Construction	2,330.5
B.	Owner's Project	2,898.0
Total Contingency		5,228.5
Total Project		\$ 61,148.6

Construction Cost vs. Total Project Cost
Soft Cost vs. Total Project Cost

76%
24%