

BUDGET ANALYSIS

DESCRIPTION	DETAIL VALUE	TOTAL VALUE	COMMENTS
Original KG&D Budget		\$ 24,500,000	Fall 2020 Budget
OGSBC Estimate		\$ 35,910,265	As per Feb 2023 OGSBC BET Presentation
Increased Cost Escalation		\$ (332,503)	DCC 7% escalation to 2024 vs OGSBC est. 8%
Increase in Scope (Changes)		\$ 1,965,094	See Breakdown
Contaminated soils allowance	\$ 62,200		Not included w/ original KG&D budget
Infill at lower classrooms & corridor (ADA)	\$ 272,449		Allows access to southern classrooms
Raising new main entry (ADA)	\$ 653,713		Allows access to main entrance & protects against flooding
Excavate & import 7' of struct. fill at addition	\$ 102,473		Geotech. report requires add'l excav. & fill after taking borings
HVAC System (incl in ed spec)	\$ 2,058,457		Existing building areas not incl in KG&D's estimate
Reception desk at main office (ADA)	\$ 20,937		Result of onsite investigation of existing millwork
Structural support for rooftop dunnage	\$ 40,828		KG&D est. did not incl. struct. support for new rooftop equip.
Elevator (incl in ed spec)	\$ 127,618		Recent pricing received exceeds original KG&D budget
Communications & PA Sys. (incl in ed spec)	\$ 279,121		KG&D estimate did not include full scope of work
Security System (incl in ed spec)	\$ 415,928		Security sys not included in KG&D estimate
Reduced gross area of new addition	\$ (449,343)		Reduced Sitework, Conc, Finishes, FP, HVAC, Elec
Deleted new playscapes (incl in ed spec)	\$ (771,832)		Playscapes to be purchased outside of project
Deleted gym flooring (incl in ed spec)	\$ (108,822)		School recently reported floor to be in good condition
Deleted Laterals (incl in ed spec)	\$ (41,875)		Scope to be completed outside of project
Deleted Carpet (incl in ed spec)	\$ (54,617)		Recently renovated post Ed Spec.
Deleted Wind. Replacement (incl in ed spec)	\$ (165,247)		All window replcmnt. at exist. building carried in Opt C
Deleted Wind. Shades (incl in ed spec)	\$ (23,607)		Scope reduced during cost management
Light Fixtures & Controls (incl in ed spec)	\$ (724,963)		Fixtures recently replaced
HazMat Abatement, Demo & Wall Repl.		\$ 2,910,547	Extent of Hazmat unknown at previous budget
Phasing Costs		\$ 1,673,110	Occupied phase renovation
Increased Contingency		\$ 1,493,699	CMR Recommended
Less Soft Costs		\$ (1,738,339)	Cost Management
Downes Total Estimated Costs (June 2023)		\$ 41,881,873	SD 2023 Budget, Const. Start June 2024

* Values include construction and owner indirect costs.

OLD GREENWICH SCHOOL
SCHEMATIC DESIGN

Drawings Dated: 05/26/2023

Estimate Date: 06/05/2023 - (Revised 6/20/2023 Rev 4)

ESTIMATE SUMMARY

SPEC SECTION	DESCRIPTION	Opt A	Opt B	Opt C	OPT A COST / SF
		(Ed Spec / ADA) 79,854 sf	(Enhanced Compliance) 79,854 sf	(Reno / Best) 79,854 sf	
01 PROJECT REQUIREMENTS					
01 50 00	Project Requirements	\$ 575,911	\$ 579,987	\$ 588,139	7.21
01 50 00	Security Person (manage contractor/staff/student inter.)	\$ 337,350	\$ 385,280	\$ 433,440	4.22
01 74 13	Progress Cleaning	\$ 451,156	\$ 487,248	\$ 559,433	5.65
01 74 23	Final Cleaning	\$ 99,818	\$ 99,818	\$ 99,818	1.25
01 74 13	Interim Occupancy Cleaning	\$ 18,418	\$ 18,418	\$ 22,960	0.23
01 60 00	Phasing Costs	\$ 50,000	\$ 50,000	\$ 50,000	0.63
02 EXISTING CONDITIONS					
02 80 00	Hazardous Materials	\$ 2,417,900	\$ 2,417,900	\$ 3,150,000	30.28
02 41 19	Building and Selective Demolition	\$ 566,441	\$ 607,450	\$ 825,266	7.09
03 CONCRETE					
03 10 00	Concrete - Formwork	\$ 192,610	\$ 192,610	\$ 192,610	2.41
03 30 00	Concrete - Flatwork	\$ 348,781	\$ 348,781	\$ 348,781	4.37
03 15 00	Misc. Stairs, Pads, Elevator Pit & Slab	\$ 65,000	\$ 65,000	\$ 65,000	0.81
04 MASONRY					
04 21 13	Masonry Exterior Walls	\$ 444,083	\$ 444,083	\$ 713,926	5.56
04 30 00	Masonry Interior Walls	\$ 50,490	\$ 50,490	\$ 50,490	0.63
05 METALS					
05 00 00	Structural Steel	\$ 467,975	\$ 467,975	\$ 467,975	5.86
05 52 00	Miscellaneous Metals	\$ 172,520	\$ 230,010	\$ 230,010	2.16
06 WOOD, PLASTICS & COMPOSITES					
06 10 00	Rough Carpentry	\$ 180,373	\$ 180,373	\$ 284,653	2.26
06 30 00	Finish Carpentry	\$ 745,216	\$ 745,216	\$ 1,343,771	9.33
07 THERMAL & MOISTURE PROTECTION					
07 10 00	Damp / Waterproofing	\$ 10,000	\$ 10,000	\$ 10,000	0.13
07 20 00	Thermal Insulation	\$ 22,646	\$ 22,646	\$ 22,646	0.28
07 26 00	Air & Vapor Barrier	\$ 144,259	\$ 144,259	\$ 144,259	1.81
07 46 00	Siding	\$ 107,808	\$ 107,808	\$ 107,808	1.35
07 50 00	Roofing System, Flashing & Access.	\$ 838,886	\$ 838,886	\$ 2,086,101	10.51
07 81 00	Fireproofing	N / R	N / R	N / R	
07 84 00	Firestopping	\$ 43,920	\$ 43,920	\$ 43,920	0.55
07 92 00	Joint Sealants	\$ 79,854	\$ 79,854	\$ 152,619	1.00
08 OPENINGS					
08 10 00	Doors & Frames	\$ 124,162	\$ 124,162	\$ 147,780	1.55
08 30 00	Specialty Doors	\$ 5,000	\$ 5,000	\$ 5,000	0.06
08 40 00	Storefront & Curtain Wall	\$ 457,180	\$ 457,180	\$ 457,180	5.73
08 50 00	Windows	\$ 61,738	\$ 61,738	\$ 1,109,608	0.77
08 71 00	Door Hardware	\$ 158,736	\$ 158,736	\$ 180,186	1.99
08 80 00	Glass & Glazing	\$ 4,000	\$ 4,000	\$ 4,000	0.05
08 90 00	Louvers & Vents	\$ 28,050	\$ 28,050	\$ 28,050	0.35
09 FINISHES					
09 20 00	Drywall & Framing (CFMF)	\$ 489,846	\$ 489,846	\$ 489,846	6.13
09 30 00	Tile Floors & Walls	\$ 224,116	\$ 224,116	\$ 237,801	2.81
09 51 00	Acoustical Ceiling Tile	\$ 488,594	\$ 488,594	\$ 488,594	6.12
09 61 00	Vapor Mitigation	w/ Concrete	w/ Concrete	w/ Concrete	
09 64 00	Wood Flooring	\$ 113,603	\$ 113,603	\$ 113,603	1.42
09 65 00	Resilient Flooring	\$ 432,165	\$ 432,165	\$ 432,165	5.41
09 68 00	Carpet	\$ 52,172	\$ 52,172	\$ 52,172	0.65
09 80 00	Acoustical Treatment	\$ 211,134	\$ 211,134	\$ 211,134	2.64
09 90 00	Painting	\$ 379,307	\$ 379,307	\$ 429,307	4.75

**OLD GREENWICH SCHOOL
SCHEMATIC DESIGN**

Drawings Dated: 05/26/2023

Estimate Date: 06/05/2023 - (Revised 6/20/2023 Rev 4)

ESTIMATE SUMMARY

SPEC SECTION	DESCRIPTION	Opt A	Opt B	Opt C	OPT A COST / SF
		(Ed Spec / ADA) 79,854 sf	(Enhanced Compliance) 79,854 sf	(Reno / Best) 79,854 sf	
10 SPECIALTIES					
10 10 00	Visual Display	\$ 87,839	\$ 87,839	\$ 87,839	1.10
10 14 00	Signage	\$ 39,600	\$ 39,600	\$ 39,600	0.50
10 00 00	Toilet Compartments	\$ 108,900	\$ 108,900	\$ 108,900	1.36
10 26 00	Wall, Corner & Door Protection	\$ 20,000	\$ 20,000	\$ 20,000	0.25
10 28 00	Toilet Accessories	\$ 27,830	\$ 27,830	\$ 27,830	0.35
10 44 00	Fire Protection Specialties	\$ 11,550	\$ 11,550	\$ 11,550	0.14
10 51 00	Lockers	\$ 92,750	\$ 92,750	\$ 92,750	1.16
11 EQUIPMENT					
11 30 00	Residential Appliances	\$ 11,000	\$ 11,000	\$ 11,000	0.14
11 40 00	Food Service Equipment	N / R	N / R	N / R	
11 52 00	Audio Visual Equipment	w/ Electrical	w/ Electrical	w/ Electrical	
11 61 00	Theater & Stage Equipment	N / R	N / R	N / R	
11 66 00	Athletic Equipment	N / R	N / R	N / R	
11 90 00	Misc. Equipment	w/ Opt C	w/ Opt C	\$ 3,000	
12 FURNISHINGS					
12 20 00	Window Treatment	\$ 235,358	\$ 235,358	\$ 235,235	2.95
12 48 00	Entrance Mats & Frames	\$ 7,500	\$ 7,500	\$ 7,500	0.09
13 SPECIAL CONSTRUCTION					
13 00 00	Special Construction	N / R	N / R	N / R	
14 CONVEYING EQUIPMENT					
14 00 00	Elevators (Alternate Location Outside Footprint)	\$ 269,500	\$ 269,500	\$ 269,500	3.37
21 FIRE SUPPRESSION					
21 00 00	Fire Suppression	\$ 702,715	\$ 702,715	\$ 702,715	8.80
22 PLUMBING					
22 11 00	Equipment & Distrib. Renovations to Existing	\$ 1,226,811	\$ 1,336,786	\$ 1,589,236	15.36
22 11 00	Equipment & Distrib. New at Addition	\$ 184,307	\$ 184,307	\$ 184,307	2.31
22 13 00	Radon System at Addition and Existing	w/ Opt B & C	\$ 18,850	\$ 18,850	
22 40 00	Plumbing Fixtures	\$ 312,300	\$ 312,300	\$ 312,300	3.91
22 40 00	Raise Pipes at Existing Ceiling	\$ 158,000	\$ 158,000	\$ 158,000	1.98
23 HVAC					
23 50 00	Equipment	\$ 1,822,646	\$ 1,822,646	\$ 1,822,646	22.82
23 09 00	Automatic Temperature Controls	\$ 527,036	\$ 527,036	\$ 527,036	6.60
23 30 00	Air Distribution	\$ 1,840,235	\$ 1,840,235	\$ 1,840,235	23.05
23 22 00	Piping	\$ 1,267,304	\$ 1,267,304	\$ 1,267,304	15.87
23 00 00	Testing & Balancing	\$ 70,272	\$ 70,272	\$ 70,272	0.88
23 00 00	GC's, Phasing, Misc.	\$ 395,277	\$ 395,277	\$ 395,277	4.95
23 00 00	Replace Auxillary Heating Equipment (Opt B, C)	w/ Opt B, C	\$ 227,261	\$ 227,261	
23 00 00	Upgrade to Full Electric, Eliminate Boiler System (Opt C)	w/ Opt C	w/ Opt C	\$ 145,000	
26 ELECTRICAL					
26 10 00	Service Upgrade & Distribution (normal power)	\$ 291,500	\$ 291,500	\$ 291,500	3.65
26 10 00	Replace aged sub-panels to accommodate for HVAC	w/ Opt B, C	\$ 25,000	\$ 25,000	
27 32 60	Generator (Opt C - 750kW)	w/ Opt B, C	\$ 252,000	\$ 352,000	
26 20 00	Equipment Connections	\$ 570,956	\$ 570,956	\$ 570,956	7.15
26 09 00	Lighting Controls	\$ 245,950	\$ 245,950	\$ 245,950	3.08
26 50 00	Interior Light Fixtures	\$ 966,233	\$ 966,233	\$ 966,233	12.10
26 00 00	Branch Power	\$ 790,555	\$ 790,555	\$ 790,555	9.90
26 00 00	GC's, Demo, Phasing & Misc.	\$ 175,679	\$ 175,679	\$ 175,679	2.20
27 COMMUNICATIONS					
27 50 00	Tele/Com	\$ 351,358	\$ 351,358	\$ 351,358	4.40
27 40 00	Audio Visual	\$ 702,715	\$ 702,715	\$ 702,715	8.80
27 50 00	P/A System	\$ 79,854	\$ 79,854	\$ 79,854	1.00

**OLD GREENWICH SCHOOL
SCHEMATIC DESIGN**

Drawings Dated: 05/26/2023

Estimate Date: 06/05/2023 - (Revised 6/20/2023 Rev 4)

ESTIMATE SUMMARY

SPEC SECTION	DESCRIPTION	Opt A (Ed Spec / ADA) 79,854 sf	Opt B (Enhanced Compliance) 79,854 sf	Opt C (Reno / Best) 79,854 sf	OPT A COST / SF
28 SAFETY & SECURITY					
28 10 00	Security System	\$ 439,197	\$ 439,197	\$ 439,197	5.50
28 31 10	Fire Alarm	\$ 338,182	\$ 338,182	\$ 338,182	4.24
31 EARTHWORK					
31 05 00	GC's, Phasing, Mobilization, Misc.	\$ 150,000	\$ 150,000	\$ 150,000	1.88
31 25 00	Erosion Control	\$ 25,000	\$ 25,000	\$ 25,000	0.31
31 00 00	Clearing, Grubbing & Demo	\$ 55,000	\$ 55,000	\$ 55,000	0.69
31 20 00	Earthwork	\$ 350,167	\$ 350,167	\$ 350,167	4.39
32 EXTERIOR IMPROVEMENTS					
32 10 00	Asphalt & Bases	\$ 34,100	\$ 34,100	\$ 34,100	0.43
32 14 00	Site Concrete & Curbing	\$ 368,585	\$ 368,585	\$ 388,585	4.62
32 30 00	Reset Granite Steps at Gym	w/ Opt C	w/ Opt C	\$ 20,000	
32 90 00	Landscaping	\$ 50,000	\$ 50,000	\$ 50,000	0.63
32 31 00	Site Furnishings	\$ 528,100	\$ 528,100	\$ 528,100	6.61
33 UTILITIES					
33 10 00	Water Systems	\$ 35,000	\$ 35,000	\$ 35,000	0.44
33 30 00	Sanitary	\$ 15,000	\$ 15,000	\$ 15,000	0.19
33 40 00	Storm	\$ 75,000	\$ 75,000	\$ 75,000	0.94
33 70 00	Site Electric	\$ 50,000	\$ 50,000	\$ 50,000	0.63
ALLOWANCES					
1.	Electric Energy Consumption (temp const power)	By Owner	By Owner	By Owner	
2.	Contaminated, Polluted & Unsuitable Soil	\$ 50,000	\$ 50,000	\$ 50,000	0.63
3.	Temporary Environmental Controls - Heating	\$ 75,000	\$ 75,000	\$ 75,000	0.94
4.	Temporary Environmental Controls - Cooling	\$ 75,000	\$ 75,000	\$ 75,000	0.94
5.	Tree Planting and Protection	\$ 30,000	\$ 30,000	\$ 30,000	0.38
15%	Design & Estimating Contingency	\$ 4,199,711	\$ 4,322,664	\$ 5,083,548	52.59
TOTAL TRADE COST		\$ 32,197,786	\$ 33,140,422	\$ 38,973,870	\$403 /sf
	General Conditions & Staffing	\$ 2,804,707	\$ 2,969,841	\$ 3,297,659	35.12
	PreConstruction	\$ 126,400	\$ 126,400	\$ 126,400	1.58
1.18%	General Liability Insurance	\$ 414,521	\$ 427,593	\$ 500,296	5.19
0.71%	Builder's Risk Insurance	\$ 253,887	\$ 261,893	\$ 306,422	3.18
1.5%	Local Building Permit	Waived	Waived	Waived	
0.026%	State Education Fund	\$ 9,307	\$ 9,601	\$ 11,233	0.12
0.70%	CM Payment & Performance Bond	\$ 250,646	\$ 258,550	\$ 302,511	3.14
1.55%	CM Fee	\$ 558,887	\$ 576,512	\$ 674,535	7.00
3.0%	Construction Contingency	\$ 1,098,484	\$ 1,133,124	\$ 1,325,788	13.76
7.0%	Escalation	\$ 2,253,845	\$ 2,319,830	\$ 2,728,171	28.22
TOTAL CONSTRUCTION COST		\$ 39,968,470	\$ 41,223,764	\$ 48,246,884	\$501 /sf

**OLD GREENWICH SCHOOL
SCHEMATIC DESIGN**

Drawings Dated: 05/26/2023

Estimate Date: 06/05/2023 - (Revised 6/20/2023 Rev 4)

ESTIMATE SUMMARY

SPEC SECTION	DESCRIPTION	Opt A (Ed Spec / ADA) 79,854 sf	Opt B (Enhanced Compliance) 79,854 sf	Opt C (Reno / Best) 79,854 sf	OPT A COST / SF
COST MANAGEMENT 6-13-2023					
	Deleted Playground Equipment (by Parks & Rec 2027)	w/ Above	w/ Above	w/ Above	
	Laterals (2) to be rem. & replaced outside of project	w/ Above	w/ Above	w/ Above	
	Delete Gym Floor - Existing to Remain (In Ed Spec)	\$ (109,011)	\$ (109,011)	\$ (109,011)	(1.37)
	Delete Carpet - Existing to Remain (In Ed Spec)	\$ (54,617)	\$ (54,617)	\$ (54,617)	(0.68)
	Reduce Acoustical Wall & Ceiling Panels by 75%	\$ (165,771)	\$ (165,771)	\$ (165,771)	(2.08)
	Delete Window Seats at Addition	\$ (77,384)	\$ (77,384)	\$ (77,384)	(0.97)
	Delete Apron, Sills & Casings at Exist Windows	\$ (246,864)	\$ (246,864)	N / A	(3.09)
	Reduce Bathroom Scope by 20%	\$ (126,335)	N / A	N / A	(1.58)
	Reduce LED's (reduce by 33%)	\$ (301,964)	\$ (301,964)	\$ (301,964)	(3.78)
	Reduce Courtyard Furnishings (reduce by 50%)	\$ (134,731)	\$ (134,731)	\$ (134,731)	(1.69)
COST MANAGEMENT 6-16-2023					
	Delete Art & Music Flooring Scope	\$ (16,444)	\$ (16,444)	\$ (16,444)	(0.21)
	Revised Millwork at Existing Building	\$ 76,604	\$ 76,604	N / A	0.96
	Further Reduce Bathroom Renovations (25%)	\$ (178,465)	N / A	N / A	(2.23)
	Reduce Window Treatment at Existing Building (75%)	\$ (175,000)	\$ (175,000)	N / A	(2.19)
	Reduce Light Fixtures & Controls at Exist. Building (50%)	\$ (422,999)	\$ (422,999)	N / A	(5.30)
	Reduced AV Scope of Work at Existing Building (75%)	\$ (499,114)	\$ (499,114)	\$ (499,114)	(6.25)
COST MANAGEMENT 6-20-2023					
	Reduce Roof Replacement at Southern 1950's Addition	N / A	N / A	\$ (153,094)	
CONTINGENCY CHANGES (D&E, Construction & Escalation)		\$ (594,485)	\$ (506,353)	\$ (233,968)	(7.44)
COST MANAGEMENT TOTAL		\$ (3,026,581)	\$ (2,633,649)	\$ (1,746,099)	-\$38 /sf
REVISED TOTAL CONSTRUCTION COST		\$ 36,941,889	\$ 38,590,116	\$ 46,500,785	\$463 /sf
OWNER SOFT COSTS		\$ 2,945,609	\$ 2,945,609	\$ 2,945,609	\$37 /sf
OWNER SOFT COST CONTINGENCY		\$ 1,994,375	\$ 2,076,786	\$ 2,472,320	\$25 /sf
TOTAL PROJECT COST		\$ 41,881,873	\$ 43,612,511	\$ 51,918,714	\$524 /sf
ORIGINAL BUDGET 2020		\$ 24,500,000	\$ 24,500,000	\$ 24,500,000	\$307 /sf
OVER / (UNDER)		\$ 17,381,873	\$ 19,112,511	\$ 27,418,714	\$218 /sf
15%	ESTIMATED STATE REIMBURSEMENT	\$ 6,282,281	\$ 7,674,447	\$ 8,347,399	\$ 79
GREENWICH RESPONSIBILITY		\$ 35,599,592	\$ 35,938,064	\$ 43,571,315	\$ 446
Proposed Alternates					
1	Granite pavers at plaza (2024 start)	TBD	TBD	TBD	
2	Temp relocate (2) trees & replant at M. Entry (2024 start)	TBD	TBD	TBD	
3	Postponed Summer 2025 start	\$ 2,931,731	\$ 3,052,876	\$ 3,634,310	36.71
4	Full Roof Replacement	\$ 1,964,936	\$ 1,964,936	w/ Base	24.61
5a	Full Window Replacement	\$ 1,567,493	\$ 1,567,493	w/ Base	19.63
5b	Replace (8) Windows at Main Entrance	\$ 69,356	\$ 69,356	N / A	0.87
6	Window Seat at Classroom Addition	\$ 96,301	\$ 96,301	\$ 96,301	1.21
7	Full Millwork Scope (as shown for Opt C)	\$ 799,510	\$ 799,510	N / A	10.01
TOTAL COST OF ALTERNATES		\$ 7,429,326	\$ 7,550,471	\$ 3,730,611	\$93 /sf
TOTAL PROJECT COST w/ ALTERNATES		\$ 49,311,199	\$ 51,162,982	\$ 55,649,324	\$618 /sf