



Central Middle School
Greenwich, CT
State Project No. TBD

Project Budget Update
10/21/2023

Project Budget
C

Architectural Design C = A + B
SLAM Architecture \$4,194,393.00
Total A & E Services \$4,194,393.00

Professional Fees C = A + B
CSG - Project Management \$844,480.00
Owner's Representative Total \$844,480.00

Other Fees
Commissioning \$166,250.00
Special Inspections \$10,000.00
HazMat Monitoring & Testing \$100,000.00
Testing / Inspections \$130,000.00
Phase I ESA \$5,000.00
Phase II ESA \$16,000.00
Third Party Code Reviewer \$30,000.00
Structural Peer Review \$30,000.00
CM Pre-Construction - Turner \$293,500.00
Third Party Estimate \$10,000.00
Moving Services \$50,000.00
State Permit Fees (DEEP) \$24,033.36
Misc. Ut. Charges (Eversource, CNG) \$86,400.00
Legal \$20,000.00
Website Therapy (Greenwich) \$5,000.00
Geo-Thermal Test Well \$0.00

Other Fees Total \$976,183.36
Total Other Professional Fees (includes Arch. Fees) \$6,015,056.36

Construction Costs C = A + B
Construction Manager GMP Costs \$97,708,000.00
Includes accepted alternates \$0.00
Design Contingency (@ 7.5%) \$0.00
Escalation - 36 months = 6/2023 @ 4%/yr = (12%) \$0.00
Contingency \$0.00
0.00% \$0.00
Total Construction Costs \$97,708,000.00

FF&E & Technology C = A + B
FF & E \$1,650,000.00
Technology \$1,057,250.00
Total FF & E and Technology \$2,707,250.00

Ineligible Costs C = A + B
Owner Contingency \$5,598,234.11
5%
Total Owner Contingency \$5,598,234.11

Bond & Insurance
Bond Origination Fees \$0.00
Bond Interest Fees \$0.00
Insurance/Builders Risk (by Turner) \$0.00
Bond & Insurance Total \$0.00

Total Ineligible Costs \$5,598,234.11

Grand Total \$112,028,540.47

Soft Costs:
Architectural Fees \$4,194,393.00
OPM \$844,480.00
Misc. Consultants \$976,183.36
FF&E & Tech. \$2,707,250.00
Owner Cont. \$5,598,234.11
Total Soft Costs \$ 14,320,540.47

