

Bungay Elementary School - RAN vs New Construction Estimate Comparison
 Concept level estimate

Thursday, May 1, 2025



Trade		Bungay ES RAN		Bungay ES New	
01 50 00	Temporary Facilities and Controls	\$	2,584,296 35.13	\$	917,158 12.80
02 80 00	Hazardous Abatement	\$	1,677,154 22.80	\$	893,265 12.46
02 41 16	Building Demolition	\$	70,979 0.96	\$	658,968 9.19
02 41 19	Selective Demolition	\$	937,786 12.75	\$	- 0.00
03 30 00	Cast-In-Place Concrete	\$	742,619 10.09	\$	2,124,238 29.64
04 20 00	Unit Masonry	\$	501,479 6.82	\$	1,479,269 20.64
05 12 00	Structural Steel	\$	694,955 9.45	\$	2,516,505 35.11
05 40 00	Cold Formed Metal Framing	\$	172,643 2.35	\$	359,583 5.02
05 50 00	Metal Fabrications	\$	278,644 3.79	\$	378,760 5.28
06 10 00	Rough Carpentry	\$	142,513 1.94	\$	107,738 1.50
06 20 00	Finish Carpentry	\$	725,000 9.85	\$	746,840 10.42
07 10 00	Damp / Waterproofing	\$	25,112 0.34	\$	64,679 0.90
07 21 00	Thermal Insulation	\$	86,181 1.17	\$	152,628 2.13
07 25 00	Air & Vapor Barriers	\$	98,252 1.34	\$	174,006 2.43
07 40 00	Siding & Panels	\$	690,843 9.39	\$	849,598 11.85
07 50 00	Membrane Roofing	\$	2,220,249 30.18	\$	1,478,814 20.63
07 84 00	Penetration Firestopping	\$	25,000 0.34	\$	20,000 0.28
07 92 00	Joint Sealants	\$	50,000 0.68	\$	50,000 0.70
07 95 00	Expansion Control	\$	25,000 0.34	\$	- 0.00
08 10 00	Hollow Metal Doors & Frames	\$	227,115 3.09	\$	260,450 3.63
08 30 00	Specialty Doors	\$	41,000 0.56	\$	41,000 0.57
08 41 00	Entrances & Storefront	\$	2,210,525 30.05	\$	1,498,570 20.91
08 44 00	Metal Framed Curtainwall	\$	- 0.00	\$	401,570 5.60
08 71 00	Door Hardware	\$	353,125 4.80	\$	398,960 5.57
08 80 00	Glass & Glazing	\$	29,740 0.40	\$	91,300 1.27
08 90 00	Louvers & Vents	\$	7,500 0.10	\$	7,500 0.10
09 21 00	Gypsum Board Assemblies	\$	1,042,845 14.17	\$	1,415,465 19.75
09 30 00	Tile	\$	87,938 1.20	\$	170,468 2.38
09 51 00	Acoustical Ceiling	\$	698,210 9.49	\$	612,746 8.55
09 64 00	Wood Flooring	\$	174,966 2.38	\$	166,002 2.32
09 61 10	Vapor Mitigation	\$	39,484 0.54	\$	112,104 1.56
09 65 00	Resilient Flooring	\$	505,693 6.87	\$	424,226 5.92
09 67 00	Resinous Flooring	\$	113,885 1.55	\$	141,645 1.98
09 68 00	Carpet	\$	49,146 0.67	\$	39,540 0.55
09 80 00	Acoustical Treatment	\$	150,000 2.04	\$	150,000 2.09
09 91 00	Painting & Wallcoverings	\$	296,772 4.03	\$	284,551 3.97
10 11 00	Visual Display Surfaces	\$	75,000 1.02	\$	75,000 1.05
10 14 00	Signage	\$	50,000 0.68	\$	75,000 1.05
10 21 13	Toilet Compartments	\$	38,665 0.53	\$	38,665 0.54
10 21 23	Cubicle Curtain & Track	\$	3,500 0.05	\$	3,500 0.05
10 26 00	Wall & Door Protection	\$	25,000 0.34	\$	25,000 0.35
10 28 00	Toilet Accessories	\$	51,725 0.70	\$	51,725 0.72
10 41 00	Emergency Access Cabinets	\$	925 0.01	\$	1,850 0.03
10 44 00	Fire Protection Specialties	\$	10,000 0.14	\$	10,000 0.14
10 51 00	Lockers	\$	156,200 2.12	\$	156,200 2.18
11 30 00	Residential Appliances	\$	8,940 0.12	\$	8,940 0.12
11 40 00	Foodservice Equipment	\$	650,000 8.83	\$	650,000 9.07
11 52 00	Audio-Visual Equipment	\$	35,000 0.48	\$	35,000 0.49
11 61 00	Theater & Stage Equipment	\$	120,000 1.63	\$	120,000 1.67
11 66 00	Athletic Equipment	\$	140,313 1.91	\$	140,313 1.96
11 90 00	Miscellaneous Equipment	\$	56,590 0.77	\$	56,590 0.79
12 20 00	Window Treatment	\$	32,500 0.44	\$	37,500 0.52
12 48 13	Entrance Mats & Frame	\$	10,404 0.14	\$	11,539 0.16
13 00 00	Special Construction	\$	231,250 3.14	\$	231,250 3.23
14 20 00	Elevators	\$	22,500 0.31	\$	177,500 2.48
21 00 00	Fire Protection	\$	591,703 8.04	\$	481,207 6.71
22 00 00	Plumbing	\$	2,113,516 28.73	\$	1,863,498 26.00
23 00 00	HVAC	\$	5,562,043 75.60	\$	5,160,456 72.00
26 00 00	Electrical	\$	5,156,853 70.09	\$	4,792,838 66.87
33 00 00	Sitework - See Attached Sitework Breakdown (Added overflow parking)	\$	4,000,305 54.37	\$	4,323,454 60.32
TOTAL DIRECT COST		\$	36,919,580 \$ 501.82	\$	37,715,171 \$ 526.21
Design & Estimating Contingency		10.00%	\$ 3,691,958	\$	3,771,517
Construction Contingency (CM@R) 5% for RAN & 3% for New			\$ 1,845,979	\$	1,244,601
Escalation - 2.5 years @ 4.0%		10.00%	\$ 4,245,752	\$	4,273,129
General Conditions- 105,000 / Month 24 Months RAN / 18 Months New			\$ 2,520,000	\$	1,890,000
Preconstruction			\$ 125,000	\$	100,000
GL Insurance - CM@R		0.85%	\$ 396,978	\$	399,538
State Education Fund		0.026%	\$ 12,934	\$	12,842
CM P&P Bond		0.70%	\$ 348,307	\$	345,848
CM Fee		1.95%	\$ 977,077	\$	970,177
TOTAL CONSTRUCTION COST		\$	51,083,564 \$ 694.33	\$	50,722,821 \$ 707.70
TOTAL PROJECT COST WITH SOFT COST (RAN 20% & New 17%)		\$	61,300,277 \$ 833.20	\$	59,345,701 \$ 828.01