



Version 2.1203

Conceptual Estimate

Project Name:

**Suffield Town Hall Renovation
Suffield, CT**

Client:

Town of Suffield

Estimate #:

CE-01

Date:

September 22nd, 2016

Suffield Town Hall Renovation & Addition Cost Summary

Suffield, CT

Estimate #: CE-01

September 22, 2016

GSF: 17,300

Conceptual Estimate	Trade Costs	
Bid Package Estimate	Subtotal	\$/GSF
Cleaning and Site Services	\$140,900	\$8.14
Demolition	\$179,400	\$10.37
Abatement	\$154,000	\$8.90
Sitework	\$802,700	\$46.40
Concrete	\$292,300	\$16.90
Masonry	\$349,300	\$20.19
Steel & Miscellaneous Iron	\$294,800	\$17.04
Millwork	\$72,000	\$4.16
Thermal and Moisture Protection	\$231,000	\$13.35
Metal & Glass	\$141,200	\$8.16
Doors, Frames & Hardware	\$137,700	\$7.96
Gypsum Wall Board Assemblies and Ceilings	\$297,600	\$17.20
Flooring	\$146,800	\$8.49
Stone & Ceramic Tile	\$34,600	\$2.00
Painting and Wallcovering	\$62,400	\$3.61
Specialties	\$29,400	\$1.70
Window Treatments	\$34,000	\$1.97
Plumbing	\$182,200	\$10.53
Fire Suppression	\$133,000	\$7.69
Heating Ventilating & Air Conditioning	\$796,000	\$46.01
Electrical	\$572,800	\$33.11
Low Voltage Systems	\$121,900	\$7.05
Building Permit Allowance	Excluded	
Total Direct Work	\$5,206,000	\$300.92
Escalation	Excluded	
Town of Suffield Soft Costs (20.00%)	\$780,900	\$45.14
A/E Fees	Included	
Furniture	Included	
Design Contingency (10.00%)	\$299,400	\$17.31
Owner's Project Contingency (20.00%)	\$1,257,300	\$72.68
Construction Management Expenses (17.00%)	\$1,282,400	\$74.13
CM General Conditions	Included	\$0.00
Construction Cotingency	Included	\$0.00
Fee	Included	\$0.00
GL Insurance	Included	\$0.00
Total Construction Cost	\$8,826,000	\$510.17

Suffield Town Hall Renovation Cost Summary

Suffield, CT

Estimate #: CE-01

September 22, 2016

GSF: 11,500

Conceptual Estimate	Trade Costs	
	Subtotal	\$/GSF
Bid Package Estimate		
Cleaning and Site Services	\$73,300	\$6.37
Demolition	\$140,400	\$12.21
Abatement	\$154,000	\$13.39
Sitework	\$396,900	\$34.51
Concrete	\$18,500	\$1.61
Masonry	\$18,500	\$1.61
Steel & Miscellaneous Iron	\$56,300	\$4.90
Millwork	\$35,000	\$3.04
Thermal and Moisture Protection	\$32,000	\$2.78
Metal & Glass	\$4,500	\$0.39
Doors, Frames & Hardware	\$102,000	\$8.87
Gypsum Wall Board Assemblies and Ceilings	\$149,900	\$13.03
Flooring	\$72,200	\$6.28
Stone & Ceramic Tile	\$34,600	\$3.01
Painting and Wallcovering	\$37,900	\$3.30
Specialties	\$14,400	\$1.25
Window Treatments	\$17,500	\$1.52
Plumbing	\$151,500	\$13.17
Fire Suppression	\$87,800	\$7.63
Heating Ventilating & Air Conditioning	\$602,100	\$52.36
Electrical	\$344,600	\$29.97
Low Voltage Systems	\$88,400	\$7.69
Building Permit Allowance	Excluded	
Total Direct Work	\$2,632,300	\$228.90
Escalation	Excluded	
Town of Suffield Soft Costs (20.00%)		
A/E Fees	\$394,800	\$34.33
Furniture	Included	
Design Contingency (10.00%)	\$151,400	\$13.17
Owner's Project Contingency (20.00%)	\$635,700	\$55.28
Construction Management Expenses (17.00%)	\$648,400	\$56.38
CM General Conditions	Included	\$0.00
Construction Cotingency	Included	\$0.00
Fee	Included	\$0.00
GL Insurance	Included	\$0.00
Total Construction Cost	\$4,462,600	\$388.05

Suffield Town Hall Addition Cost Summary

Suffield, CT

Estimate #: CE-01

September 22, 2016

GSF: 5,800

Conceptual Estimate	Trade Costs	
	Subtotal	\$/GSF
Bid Package Estimate		
Cleaning and Site Services	\$67,600	\$11.66
Demolition	\$39,000	\$6.72
Abatement	\$0	\$0.00
Sitework	\$405,800	\$69.97
Concrete	\$273,800	\$47.21
Masonry	\$330,800	\$57.03
Steel & Miscellaneous Iron	\$238,500	\$41.12
Millwork	\$37,000	\$6.38
Thermal and Moisture Protection	\$199,000	\$34.31
Metal & Glass	\$136,700	\$23.57
Doors, Frames & Hardware	\$35,700	\$6.16
Gypsum Wall Board Assemblies and Ceilings	\$147,700	\$25.47
Flooring	\$74,600	\$12.86
Stone & Ceramic Tile	\$0	\$0.00
Painting and Wallcovering	\$24,500	\$4.22
Specialties	\$15,000	\$2.59
Window Treatments	\$16,500	\$2.84
Plumbing	\$30,700	\$5.29
Fire Suppression	\$45,200	\$7.79
Heating Ventilating & Air Conditioning	\$193,900	\$33.43
Electrical	\$228,200	\$39.34
Low Voltage Systems	\$33,500	\$5.78
Building Permit Allowance	Excluded	
Total Direct Work	\$2,573,700	\$443.74
Escalation	Excluded	
Town of Suffield Soft Costs (20.00%)		
A/E Fees	\$386,100	\$66.57
Furniture	Included	
Design Contingency (10.00%)	\$148,000	\$25.52
Owner's Project Contingency (20.00%)	\$621,600	\$107.17
Construction Management Expenses (17.00%)		
CM General Conditions	Included	\$0.00
Construction Cotingency	Included	\$0.00
Fee	Included	\$0.00
GL Insurance	Included	\$0.00
Total Construction Cost	\$4,363,400	\$752.31