

Leach Consulting Company, LLC  
128 Garden Street  
Farmington, CT 06032  
Phone: 860 674 8760  
Fax 860 674 8758

August 10, 2011

Mr. David W. King, AIA  
Kaestle Boos Associates  
416 Slater Road  
New Britain, CT Hartford, CT 06105

Re: Feasibility Estimates  
Additions and Alterations  
Naugatuck High School  
Naugatuck, CT

Dear Dave:

Pursuant to your request and the documentation provided by your office received July 18, 2011, we have prepared our detailed estimate of probable cost of construction for the aforementioned project in GSA UniCost Format for each Scheme. We believe we have provided sufficient breakdown of the Areas of Construction developed from our Program Area Analysis to anticipate any of your questions regarding our assumptions.

The format of the estimate has been prepared using the Areas and Degree of Renovation and or Addition as developed from our Area Analysis enclosed. A Cost Summary has been enclosed referencing the Types of Construction; this estimate has been prepared as if the project bid today and has been escalated to reflect an anticipated Bid Day of January 15, 2013. After moderating substantially, national and international economic factors have begun to rise and will do so for the foreseeable future coupled with our economic/fiscal present difficulties; as such, we believe it prudent to use 3.50% for escalation to "Bid Day". Our opinion of Probable Construction Cost as follows:

Site & Field Work including Utilities	7,688,286
School Renovations	57,412,451
Board of Education	2,613,800
Locker Rooms (new)	627,595
Upper Natatorium, Toilets & Stairs	2,137,568
Fitness & Dance Studio	1,187,187
<b>SubTotal Construction Estimate</b>	<b>71,666,888</b>
Indirect (Soft) Costs	9,316,695
<b>Total Project Estimate</b>	<b>80,983,583</b>

Appropriate design and estimating contingencies have been included and the estimate has assumed a Construction Manager at Risk Form of Contract. We have also included an estimate for Indirect or 'Soft' Costs.

Please contact me with any questions at 860 674 8760 or [kevin@leachconsultingllc.com](mailto:kevin@leachconsultingllc.com).

Sincerely



Kevin T. Leach, P.E.  
Principal  
Enclosures