Additions and Alterations
Naugatuck High School
Naugatuck, CT
KBA, Architects

Feasibility Estimate
Additions and Alterations
Naugatuck High School
Estimate Summary
August 10, 2011

LEACH

	Swing Space		Building Haz-Mat Abatement		Site		Major Renovation		Minor Renovation		New Construction		LEED Silver Equivalent		Total Educational Construction		BOE Renovation		Total Construction Estimate	
Net Area	24,000	U/C	254,013	U/C	800,272	U/C	81,436	U/C	148,874	U/C	23,703	U/C	5.00%	U/C	**254,013**	U/C	11,448	U/C	**265,461**	U/C
SUBSTRUCTURE	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	156,292	1.92	170,755	1.15	192,006	8.10	25,953	**0.10**	545,007	**2.15**	23,070	2.02	568,076	2.14
Foundations	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	109,919	4.64	5,496	0.02	115,415	0.45	0	0.00	115,415	0.43
Basement Construction	0	0.00	0	0.00	0	0.00	156,292	1.92	170,755	1.15	82,088	3.46	20,457	0.08	429,592	1.69	23,070	2.02	452,662	1.71
SHELL	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	1,566,751	19.24	2,445,711	16.43	1,953,962	82.44	298,321	**1.17**	6,264,745	**24.66**	202,232	17.67	6,466,977	24.36
Superstructure	0	0.00	0	0.00	0	0.00	110,502	1.36	70,306	0.47	419,479	17.70	30,014	0.12	630,302	2.48	19,071	1.67	649,373	2.45
Building Enclosure	0	0.00	0	0.00	0	0.00	1,275,949	15.67	1,942,318	13.05	1,035,009	43.67	212,664	0.84	4,465,940	17.58	167,181	14.60	4,633,121	17.45
Roofing	0	0.00	0	0.00	0	0.00	180,299	2.21	433,087	2.91	499,474	21.07	55,643	0.22	1,168,504	4.60	15,979	1.40	1,184,483	4.46
INTERIORS	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	2,925,950	35.93	4,241,726	28.49	840,555	35.46	400,412	**1.58**	8,408,643	**33.10**	340,838	29.77	8,749,481	32.96
Interior Construction	0	0.00	0	0.00	0	0.00	1,343,833	16.50	1,923,243	12.92	392,094	16.54	182,959	0.72	3,842,129	15.13	157,762	13.78	3,999,891	15.07
Staircase	0	0.00	0	0.00	0	0.00	134,574	1.65	225,943	1.52	14,763	0.62	18,764	0.07	394,044	1.55	0	0.00	394,044	1.48
Interior Finishes	0	0.00	0	0.00	0	0.00	1,447,543	17.78	2,092,540	14.06	433,698	18.30	198,689	0.78	4,172,470	16.43	183,076	15.99	4,355,546	16.41
SERVICES	**0**	**0.00**	**0**	**0.00**	**0**	**0.00**	7,222,967	88.70	11,785,209	79.16	1,701,752	71.79	1,035,496	**4.08**	21,745,424	**85.61**	1,025,039	89.54	22,770,463	85.78
Conveying Systems	0	0.00	0	0.00	0	0.00	157,091	1.93	195,670	1.31	39,901	1.68	19,633	0.08	412,295	1.62	0	0.00	412,295	1.55
Plumbing	0	0.00	0	0.00	0	0.00	1,142,382	14.03	1,649,675	11.08	219,474	9.26	150,577	0.59	3,162,108	12.45	143,111	12.50	3,305,220	12.45
HVAC	0	0.00	0	0.00	0	0.00	3,216,449	39.50	5,346,575	35.91	736,563	31.07	464,979	1.83	9,764,567	38.44	489,440	42.75	10,254,006	38.63
Fire Protection	0	0.00	0	0.00	0	0.00	363,942	4.47	668,873	4.49	106,747	4.50	56,978	0.22	1,196,540	4.71	54,447	4.76	1,250,987	4.71
Electrical	0	0.00	0	0.00	0	0.00	2,094,473	25.72	3,512,446	23.59	556,320	23.47	308,162	1.21	6,471,401	25.48	296,492	25.90	6,767,892	25.49
Telecommunications	0	0.00	0	0.00	0	0.00	170,952	2.10	305,323	2.05	18,700	0.79	24,749	0.10	519,724	2.05	28,861	2.52	548,586	2.07
Security	0	0.00	0	0.00	0	0.00	77,677	0.95	106,646	0.72	24,046	1.01	10,418	0.04	218,787	0.86	12,687	1.11	231,474	0.87
EQUIPMENT & FURNISHINGS	**0**	**0.00**	**0**	**0.00**	**107,500**	**0.13**	**1,693,489**	**20.80**	**1,491,140**	**10.02**	**221,245**	**9.33**	**175,669**	**0.69**	**3,689,044**	**14.52**	**79,797**	**6.97**	**3,768,841**	**14.20**
Fixed Equipment	0	0.00	0	0.00	107,500	0.13	985,527	12.10	879,655	5.91	158,633	6.69	106,566	0.42	2,237,880	8.81	34,419	3.01	2,272,299	8.56
Fixed Furnishings	0	0.00	0	0.00	0	0.00	707,963	8.69	611,485	4.11	62,613	2.64	69,103	0.27	1,451,164	5.71	45,378	3.96	1,496,542	5.64
SPECIAL CONSTRUCTION	**425,000**	**0.00**	**1,160,000**	**4.57**	**0**	**0.00**	**602,111**	**7.39**	**974,677**	**6.55**	**83,018**	**3.50**	**162,240**	**0.64**	**3,407,046**	**13.41**	**165,030**	**14.42**	**3,572,076**	**13.46**
Special Construction	425,000	17.71	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	21,250	0.08	446,250	1.76	0	0.00	446,250	1.68
Building Demolition	0	0.00	0	0.00	0	0.00	10,080	0.12	0	0.00	0	0.00	504	0.00	10,584	0.04	0	0.00	10,584	0.04
Selective Building Demolition	0	0.00	0	0.00	0	0.00	248,369	3.05	429,622	2.89	0	0.00	33,900	0.13	711,890	2.80	57,060	4.98	768,950	2.90
Hazardous Material Abatement	0	0.00	1,160,000	4.57	0	0.00	0	0.00	0	0.00	0	0.00	58,000	0.23	1,218,000	4.80	50,000	4.37	1,268,000	4.78
Debris Removal	0	0.00	0	0.00	0	0.00	343,662	4.22	545,055	3.66	83,018	3.50	48,587	0.19	1,020,322	4.02	55,470	4.85	1,075,793	4.05
BUILDING SITEWORK	**0**	**0.00**	**0**	**0.00**	**5,561,752**	**6.95**	145,290	1.78	153,318	1.03	29,751	1.26	294,506	**1.16**	6,184,617	**24.35**	13,413	1.17	6,198,030	23.35
Off-Site Utilities Allowance	0	0.00	0	0.00	100,000	0.12	0	0.00	0	0.00	0	0.00	5,000	0.02	105,000	0.41	0	0.00	0	0.00
Site Preparation	0	0.00	0	0.00	711,294	0.89	37,478	0.46	70,174	0.47	26,277	1.11	42,261	0.17	887,484	3.49	13,413	1.17	900,896	3.39
Site Improvements	0	0.00	0	0.00	3,066,764	3.83	11,482	0.14	8,178	0.05	0	0.00	154,321	0.61	3,240,745	12.76	0	0.00	3,240,745	12.21
-ADA	0	0.00	0	0.00	130,476	0.16	70,600	0.87	60,122	0.40	0	0.00	13,060	0.05	274,259	1.08	0	0.00	274,259	1.03
Site Civil/Mechanical Utilities	0	0.00	0	0.00	406,265	0.51	3,225	0.04	4,814	0.03	1,686	0.07	20,800	0.08	436,790	1.72	0	0.00	436,790	1.65
Site Electrical Utilities	0	0.00	0	0.00	457,620	0.57	11,012	0.14	4,012	0.03	1,405	0.06	23,702	0.09	497,751	1.96	0	0.00	497,751	1.88
Other Site Construction	0	0.00	0	0.00	689,333	0.86	11,494	0.14	6,018	0.04	383	0.02	35,361	0.14	742,590	2.92	0	0.00	742,590	2.80
																	0	0.00		
SUBTOTAL	**425,000**	**0.00**	**1,160,000**	**4.57**	**5,669,252**	**7.08**	**14,312,850**	**175.76**	**21,262,538**	**142.82**	**5,022,290**	**211.88**	**2,392,596**	**9.42**	**50,244,526**	**197.80**	**1,849,418**	**161.55**	**52,093,945**	**196.24**
in CM Fee General Conditions	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0.00% CM Reimbursable	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
0.16% Building Permit (State Only)	680	0.03	1,856	0.01	9,071	0.01	22,901	0.28	34,020	0.23	8,036	0.34	3,828	0.02	80,391	0.32	2,959	0.26	83,350	0.31
0.00% Building Permit (Borough of Naugatuck)	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
6.00% Design & Estimating Contingencies	25,541	1.06	69,711	0.27	340,699	0.43	860,146	10.56	1,277,794	8.58	301,820	12.73	143,786	0.57	3,019,497	11.89	111,144	9.71	3,130,641	11.79
in CM Fee General Liability Insurance	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
3.50% Escalation to Bid Day 1/15/13 21	27,637	1.15	21 75,434	0.30	315,999	0.39	930,749	11.43	1,382,679	9.29	326,580	13.78	152,954	0.60	3,212,031	12.65	120,262	10.51	3,332,293	12.55
3.00% Escalation to Start Later Phases 0	0	0.00	24 78,420	0.31	284,904	0.36	967,610	11.88	1,437,429	9.66	0	0.00	138,418	21.00	2,906,782	21.00	166,703	14.56	3,073,485	11.58
0.25% Builder's Risk Insurance	1,128	0.05	3,079	0.01	16,550	0.02	42,736	0.52	63,486	0.43	14,147	0.60	7,056	0.03	148,182	0.00	5,626	0.49	153,808	0.58
8.00% Owner's Contingency	38,309	1.60	104,560	0.41	530,918	0.66	1,370,959	16.83	2,036,636	13.68	453,830	19.15	226,761	0.00	4,761,972	0.00	180,489	15.77	4,942,461	18.62
in CM Fee Construction Manager's Bond	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
7.00% Construction Manager's Fee	36,281	1.51	104,514	0.41	501,721	0.63	1,296,117	15.92	1,925,321	12.93	428,897	18.09	214,642	0.85	4,507,492	17.75	170,702	14.91	4,678,194	17.62
0.25% Pre-Construction Fee	1,386	0.06	3,994	0.02	19,173	0.02	49,510	0.61	73,550	0.49	16,389	0.69	8,200	0.03	172,202	0.68	6,518	0.57	178,720	0.67
TOTAL CONSTRUCTION	**555,962**	**23.17**	**1,601,568**	**6.31**	**7,688,286**	**9.61**	**19,853,582**	**243.79**	**29,493,459**	**198.11**	**6,571,988**	**277.26**	**3,288,242**	**12.95**	**69,053,088**	**271.85**	**2,613,800**	**228.32**	**71,666,888**	**269.97**
13% **SOFT COST**	72,275	3.01	208,204	0.82	999,477	1.25	2,580,966	31.69	3,834,150	25.75	854,358	36.04	427,471	1.68	8,976,901	35.34	339,794	29.68	9,316,695	35.10
TOTAL	**628,237**		**1,809,772**		**8,687,764**		**22,434,548**		**33,327,609**		**7,426,347**		**3,715,714**		**78,029,990**		**2,953,594**		**80,983,583**	**305.07**