

**Feasibility Estimate
 Additions and Alterations
 Naugatuck High School
 Major Renovation
 August 10, 2011**

	Renovation Shell & Envelope		Renovation Infrastructure		Renovate Child Developm't		Renovate Science & Prep Clsms		Renovate Art Classrooms		Renovate Music		Renovate Consumer Science		Renovate Workroom		Renovate Media Center		
	32,052	Wall																	
BSF Area	81,436	Floor	81,436	U/C	2,640	U/C	2,958	U/C	2,652	U/C	716	U/C	1,691	U/C	5,952	U/C	12,638	U/C	
	0	Roof																	
SUBSTRUCTURE	156,292	1.92	0		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	
Foundations	0	0.00	0		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	
Basement Construction	156,292	1.92	0		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	
SHELL	1,185,729	14.56	44,391	0.55	0	0.00	0	0.00	124,464	46.93	0	0.00	0	0.00	0	0.00	0	0.00	
Superstructure	0	0.00	17,571	0.22	0	0.00	0	0.00	31,824	12.00	0	0.00	0	0.00	0	0.00	0	0.00	
Building Enclosure	1,094,649	34.15	0	0.00	0	0.00	0	0.00	30,240	72.00	0	0.00	0	0.00	0	0.00	0	0.00	
Roofing	91,080	1.75	26,819	0.33	0	0.00	0	0.00	62,400	39.00	0	0.00	0	0.00	0	0.00	0	0.00	
INTERIORS	0	0.00	0	0.00	75,701	28.67	91,034	30.78	70,262	26.49	21,141	29.53	43,121	25.50	196,018	32.93	340,860	26.97	
Interior Construction	0	0.00	0	0.00	38,225	14.48	43,165	14.59	32,165	12.13	9,757	13.63	21,138	13.50	94,629	15.90	157,872	12.49	
Staircase	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	
Interior Finishes	0	0.00	0	0.00	37,476	14.20	47,868	16.18	38,098	14.37	11,383	15.90	21,983	13.00	101,388	17.03	182,988	14.48	
SERVICES	0	0.00	3,148,965	38.67	102,383	38.78	156,369	52.86	104,053	39.24	26,003	36.32	53,689	31.75	238,871	40.13	556,858	44.06	
Conveying Systems	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	
Plumbing	0	4.42	554,884	6.81	5,247	1.99	21,835	7.38	6,023	2.27	0	0.00	0	0.00	0	0.00	0	0.00	
HVAC	0	0.00	1,757,131	21.58	41,373	15.67	59,793	20.21	45,175	17.03	11,383	15.90	23,674	14.20	103,011	17.31	222,456	17.60	
Fire Protection	0	0.00	92,481	1.14	8,694	3.29	10,078	3.41	8,433	3.18	2,797	3.91	5,073	3.00	21,630	3.63	40,186	3.18	
Electrical	0	0.00	647,364	7.95	41,973	15.90	58,786	19.87	42,163	15.90	11,253	15.72	23,674	14.35	105,782	17.77	226,044	17.89	
Telecommunications	0	0.00	73,984	0.91	5,097	1.93	5,879	1.99	1,506	0.57	407	0.57	1,268	1.25	8,449	1.42	53,820	4.26	
Security	0	0.00	23,120	0.28	0	0.00	0	0.00	753	0.28	163	0.23	0	0.00	0	0.00	14,352	1.14	
EQUIPMENT & FURNISHINGS	0	0.00	0	0.00	17,089	6.47	146,124	49.40	16,865	6.36	9,318	13.01	7,610	4.50	25,347	4.26	89,700	7.10	
Fixed Equipment	0	0.00	0	0.00	6,596	2.50	8,398	2.84	6,626	2.50	3,659	5.11	3,382	3.50	13,518	2.27	35,880	2.84	
Fixed Furnishings	0	0.00	0	0.00	10,493	3.97	137,726	46.56	10,240	3.86	5,659	7.90	4,228	4.00	11,829	1.99	53,820	4.26	
SPECIAL CONSTRUCTION	115,815	1.42	149,819	2.09	9,623	3.65	11,891	4.02	20,139	7.59	2,716	3.79	3,805	2.25	22,576	3.79	47,936	3.79	
Special Construction	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	
Building Demolition	0	0.00	0	0.00	0	0.00	0	0.00	10,080	21.00	0	0.00	0	0.00	0	0.00	0	0.00	
Selective Building Demolition	46,470	1.20	103,578	1.27	2,878	1.24	3,661	1.24	3,283	1.24	886	1.24	0	0.00	7,368	1.24	15,644	1.24	
Hazardous Material Abatement	0	3.57	0	2.55	0	2.50	0	2.50	0	2.50	0	2.50	0	0.00	0	2.50	0	2.50	
Debris Removal	69,345	1.41	46,240	0.57	6,746	2.56	8,230	2.78	6,776	2.56	1,829	2.56	3,805	2.50	15,208	2.56	32,292	2.56	
BUILDING SITEWORK	0	0.00	27,744	0.34	0	0.00	21,700	7.34	0	0.00	98	0.14	0	0.00	0	0.00	86,112	6.81	
Off-Site Utilities Allowance	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	
Site Preparation	0	0.64	27,744	0.34	0	0.00	0	0.00	0	0.00	98	0.14	0	0.00	0	0.00	0	0.00	
Site Improvements	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	11,482	0.91	
-ADA	0	0.00	0	0.00	0	0.00	11,757	3.97	0	0.00	0	0.00	0	0.00	0	0.00	58,843	4.66	
Site Civil/Mechanical Utilities	0	0.00	0	0.00	0	0.00	3,225	1.09	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	
Site Electrical Utilities	0	0.00	0	0.00	0	0.00	2,687	0.91	0	0.00	0	0.00	0	0.00	0	0.00	8,324	0.66	
Other Site Construction	0	0.00	0	0.00	0	0.00	4,031	1.36	0	0.00	0	0.00	0	0.00	0	0.00	7,463	0.59	
SUBTOTAL	1,457,836	17.90	3,370,919	41.39	204,796	77.57	427,119	144.39	335,784	126.62	59,275	82.79	108,224	64.00	482,812	81.12	1,121,466	88.74	
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	
0.16% Building Permit (State Only)	2,333	0.03	5,393	0.07	328	0.12	683	0.23	537	0.20	95	0.13	173	0.10	772	0.13	1,794	0.14	
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	
6.00% Design & Estimating Contingencies	87,611	1.08	202,579	2.49	12,307	4.66	25,668	8.68	20,179	7.61	3,562	4.98	6,504	4.87	29,015	4.87	67,396	5.33	
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	
3.50% Escalation to Bid Day 1/15/13	94,802	1.16	219,207	2.69	13,318	5.04	27,775	9.39	21,836	8.23	3,855	5.38	7,038	4.16	31,397	5.27	72,928	5.77	
3.00% Escalation to Start Later Phases	98,553	1.21	227,886	2.80	13,847	5.25	28,876	9.76	22,702	8.56	4,009	5.60	7,316	4.24	32,641	5.48	75,813	6.00	
0.25% Builder's Risk Insurance	4,353	0.05	10,065	0.12	611	0.23	1,275	0.43	1,003	0.38	177	0.25	323	0.24	1,442	0.24	3,348	0.26	
8.00% Construction Contingency	139,639	1.71	322,884	3.96	19,617	7.43	40,912	13.83	32,163	12.13	5,678	7.93	10,366	6.77	46,246	7.77	107,420	8.50	
4.00% 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	
7.00% Construction Manager's Fee	131,987	1.62	305,153	3.75	18,566	7.03	38,690	13.08	30,422	11.47	5,394	7.53	9,824	5.81	43,731	7.35	101,539	8.03	
0.25% Pre-Construction Fee	5,043	0.06	11,660	0.14	708	0.27	1,477	0.50	1,162	0.44	205	0.29	374	0.22	1,670	0.28	3,879	0.31	
TOTAL CONSTRUCTION	2,022,157	24.83	4,675,746	57.42	284,098	107.61	592,475	200.30	465,788	175.64	82,250	114.87	150,142	88.79	669,725	112.52	1,555,583	123.09	

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BSF Area	Renovate Health Clinic		Renovate Circulation		Renovate Stairs & Ramps		New Administration		Renovate Toilets-large		Refurbish Toilets-small		Renovate Storage		Renovate MEP Support	
	1,400	U/C	20,681	U/C	2,374	U/C	4,517	U/C	5,128	U/C	1,020	U/C	1,409	U/C	286	U/C
SUBSTRUCTURE	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Foundations	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Basement Construction	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
SHELL	0	0.00	0	0.00	0	0.00	151,060	33.44	0	0.00	0	0.00	0	0.00	0	0.00
Superstructure	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Building Enclosure	0	0.00	0	0.00	0	0.00	151,060	70.00	0	0.00	0	0.00	0	0.00	0	0.00
Roofing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
INTERIORS	37,759	26.97	860,716	41.62	97,378	41.02	120,546	26.69	235,851	45.99	55,079	54.00	27,842	19.76	6,658	23.28
Interior Construction	17,489	12.49	398,789	19.28	45,778	19.28	56,426	12.49	104,823	20.44	22,645	22.20	17,041	12.09	4,547	15.90
Staircase	0	0.00	120,717	5.84	13,857	5.84	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Interior Finishes	20,271	14.48	341,210	16.50	37,744	15.90	64,120	14.20	131,028	25.55	32,433	31.80	10,801	7.67	2,111	7.38
SERVICES	61,131	43.66	955,873	46.22	109,726	46.22	185,692	41.11	580,600	113.22	138,931	136.21	52,243	37.08	12,537	43.84
Conveying Systems	0	0.00	140,915	6.81	16,176	6.81	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Plumbing	7,949	5.68	26,069	1.26	2,993	1.26	2,103	0.47	395,996	77.22	99,617	97.66	6,560	4.66	3,329	11.64
HVAC	23,848	17.03	364,030	17.60	41,788	17.60	83,305	18.44	91,429	17.83	18,533	18.17	20,961	14.88	3,897	13.63
Fire Protection	4,690	3.35	69,988	3.38	8,034	3.38	15,902	3.52	19,800	3.86	4,263	4.18	4,480	3.18	974	3.41
Electrical	22,258	15.90	325,279	15.73	37,339	15.73	72,840	16.13	73,376	14.31	16,518	16.19	18,961	13.46	4,222	14.76
Telecommunications	2,385	1.70	5,637	0.27	647	0.27	7,694	1.70	0	0.00	0	0.00	400	0.28	114	0.40
Security	0	0.00	23,956	1.16	2,750	1.16	3,847	0.85	0	0.00	0	0.00	880	0.62	0	0.00
EQUIPMENT & FURNISHINGS	11,765	8.40	355,810	17.20	40,844	17.20	21,031	4.66	78,908	15.39	9,846	9.65	2,000	1.42	325	1.14
Fixed Equipment	6,201	4.43	328,801	15.90	37,744	15.90	7,694	1.70	74,249	14.48	9,846	9.65	800	0.57	244	0.85
Fixed Furnishings	5,565	3.97	27,009	1.31	3,100	1.31	13,337	2.95	4,659	0.91	0	0.00	1,200	0.85	81	0.28
SPECIAL CONSTRUCTION	5,310	3.79	84,314	4.08	9,679	4.08	18,415	4.08	17,995	3.51	4,158	4.08	5,184	3.68	1,328	4.64
Special Construction	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Building Demolition	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Selective Building Demolition	1,733	1.24	25,600	1.24	2,939	1.24	5,591	1.24	6,348	1.24	1,263	1.24	1,744	1.24	354	1.24
Hazardous Material Abatement	0	2.50	0	2.50	0	2.50	0	2.50	0	2.50	0	2.50	0	2.50	0	2.50
Debris Removal	3,577	2.56	58,715	2.84	6,740	2.84	12,824	2.84	11,647	2.27	2,896	2.84	3,440	2.44	974	3.41
BUILDING SITework	0	0.00	2,114	0.10	243	0.10	0	0.00	2,329	0.45	1,158	1.14	1,104	0.78	244	0.85
Off-Site Utilities Allowance	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Site Preparation	0	0.00	2,114	0.10	243	0.10	0	0.00	2,329	0.45	1,158	1.14	1,104	0.78	244	0.85
Site Improvements	##	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
-ADA	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Site Civil/Mechanical Utilities	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Site Electrical Utilities	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Other Site Construction	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
SUBTOTAL	115,965	82.83	2,258,827	109.22	257,869	108.62	496,744	109.97	915,683	178.57	209,172	205.07	88,373	62.72	21,092	73.75
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
0.16% Building Permit (State Only)	186	0.13	3,614	0.17	413	0.17	795	0.18	1,465	0.29	335	0.33	141	0.10	34	0.12
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
6.00% Design & Estimating Contingencies	6,969	4.98	135,746	6.56	15,497	6.53	29,852	6.61	55,029	10.73	12,570	12.32	5,311	3.77	1,268	4.43
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
3.50% Escalation to Bid Day 1/15/13	21 21 7,541	5.39	21 146,889	7.10	21 16,769	7.06	21 32,303	7.15	21 59,546	11.61	21 13,602	13.34	21 5,747	4.08	21 1,372	4.80
3.00% Escalation to Start Later Phases	24 24 7,842	5.60	24 152,708	7.38	24 17,435	7.34	24 33,584	7.43	24 61,905	12.07	24 14,140	24 24 14,140	24 5,974	4.24	24 1,425	4.98
0.25% Builder's Risk Insurance	346	0.25	6,744	0.33	770	0.32	1,483	0.33	2,734	0.53	625	0.24	264	0.19	63	0.22
8.00% Construction Contingency	11,108	7.93	216,362	10.46	24,700	10.40	47,581	10.53	87,709	17.10	20,036	24	8,465	6.01	2,020	7.06
4.00% 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
7.00% Construction Manager's Fee	10,525	7.52	204,490	9.89	23,370	9.84	44,992	9.96	82,913	16.17	18,962	18.59	8,027	5.70	1,937	6.77
0.25% Pre-Construction Fee	401	0.29	7,813	0.38	892	0.38	1,718	0.38	3,167	0.62	724	0.71	306	0.22	73	0.26
TOTAL CONSTRUCTION	160,883	114.92	3,133,196	151.50	357,716	150.68	689,052	152.55	1,270,152	247.69	290,165	284.48	122,608	87.02	29,283	102.39

BSF Area	Renovate Aud/Balcony/Stage		Total Renovation	
	15,374	U/C	81,436	U/C
SUBSTRUCTURE	0	0.00	156,292	1.92
Foundations	0	0.00	0	0.00
Basement Construction	0	0.00	156,292	1.92
SHELL	61,107	3.97	1,566,751	19.24
Superstructure	61,107	3.97	110,502	1.36
Building Enclosure	0	0.00	1,275,949	15.67
Roofing	0	0.00	180,299	2.21
INTERIORS	645,986	42.02	2,925,950	35.93
Interior Construction	279,345	18.17	1,343,833	16.50
Staircase	0	0.00	134,574	1.65
Interior Finishes	366,640	23.85	1,447,543	17.78
SERVICES	739,042	48.07	7,222,967	88.70
Conveying Systems	0	0.00	157,091	1.93
Plumbing	9,777	0.64	1,142,382	14.03
HVAC	304,661	19.82	3,216,449	39.50
Fire Protection	46,441	3.02	363,942	4.47
Electrical	366,640	23.85	2,094,473	25.72
Telecommunications	3,666	0.24	170,952	2.10
Security	7,857	0.51	77,677	0.95
EQUIPMENT & FURNISHINGS	860,907	56.00	1,693,489	20.80
Fixed Equipment	441,889	28.74	985,527	12.10
Fixed Furnishings	419,018	27.25	707,963	8.69
SPECIAL CONSTRUCTION	71,408	4.64	602,111	7.39
Special Construction	0	0.00	0	0.00
Building Demolition	0	0.00	10,080	0.12
Selective Building Demolition	19,030	1.24	248,369	3.05
Hazardous Material Abatement	0	2.50	0	0.00
Debris Removal	52,377	3.41	343,662	4.22
BUILDING SITEWORK	2,444	0.16	145,290	1.78
Off-Site Utilities Allowance	0	0.00	0	0.00
Site Preparation	2,444	0.16	37,478	0.46
Site Improvements	0	0.00	11,482	0.14
-ADA	0	0.00	70,600	0.87
Site Civil/Mechanical Utilities	0	0.00	3,225	0.04
Site Electrical Utilities	0	0.00	11,012	0.14
Other Site Construction	0	0.00	11,494	0.14
SUBTOTAL	2,380,893	154.86	14,312,850	175.76
in CM Fee General Conditions	0	0.00	0	0.00
0.16% Building Permit (State Only)	3,809	0.25	22,901	0.28
0.00% Building Permit (Borough of Naugatuck)	0	0.00	0	0.00
6.00% Design & Estimating Contingencies	143,082	9.31	860,146	10.56
in CM Fee General Liability Insurance	0	0.00	0	0.00
3.50% Escalation to Bid Day 1/15/13	21 21 154,827	10.07	930,749	11.43
3.00% Escalation to Start Later Phases	24 24 160,956	10.47	967,610	11.88
0.25% Builder's Risk Insurance	7,109	0.46	42,736	0.52
8.00% Construction Contingency	228,054	14.83	1,370,959	16.83
4.00% Construction Manager's Bond	0	0.00	0	0.00
7.00% Construction Manager's Fee	215,539	14.02	1,296,117	15.92
0.25% Pre-Construction Fee	8,236	0.54	49,510	0.61
TOTAL CONSTRUCTION	3,302,505	214.81	19,853,582	243.79