

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

Net Area	General Improv		Entrance Drive		Practice Field		All Purpose Field & Track		Baseball Field		Softball Field		South Parking (76)		Sm. Parking & Exit Road		Large Parking (108)	
	51,000	U/C	24,200	U/C	57,000	U/C	237,600	U/C	125,000	U/C	66,400	U/C	26,312	U/C	9,000	U/C	42,000	U/C
<b>SUBSTRUCTURE</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	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	0	0.00
<b>SHELL</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	0	0.00
Building Enclosure	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
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	0	0.00
<b>INTERIORS</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
Interior 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
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	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
<b>SERVICES</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	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
HVAC	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
Fire Protection	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
Electrical	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
Telecommunications	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
Security	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
<b>EQUIPMENT &amp; FURNISHINGS</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
Fixed Equipment	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
Fixed Furnishings	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
<b>SPECIAL CONSTRUCTION</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Selective 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	0	0.00
Hazardous Material Abatement	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
Debris Removal	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
<b>BUILDING SITEWORK</b>	<b>503,876</b>	<b>9.88</b>	<b>181,657</b>	<b>7.51</b>	<b>172,830</b>	<b>3.03</b>	<b>1,593,393</b>	<b>6.71</b>	<b>721,121</b>	<b>5.77</b>	<b>401,157</b>	<b>6.04</b>	<b>183,765</b>	<b>6.98</b>	<b>67,763</b>	<b>7.53</b>	<b>284,746</b>	<b>6.78</b>
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	52,125	1.02	11,268	0.47	15,535	0.27	215,859	0.91	106,465	0.85	60,324	0.91	23,307	0.89	8,176	0.91	35,772	0.85
Site Improvements	202,709	3.97	109,928	4.54	126,872	2.23	913,437	3.63	354,882	2.84	199,824	3.01	120,418	4.58	41,904	4.66	192,216	4.58
-ADA	55,600	1.09	0	0.00	0	0.00	56,663	0.24	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Site Civil/Mechanical Utilities	46,333	0.91	23,909	0.99	16,183	0.28	56,663	0.24	48,264	0.39	28,654	0.43	17,630	0.67	5,928	0.66	26,233	0.62
Site Electrical Utilities	69,500	1.36	14,016	0.58	6,473	0.11	121,421	0.51	69,557	0.56	18,097	0.27	15,239	0.58	5,315	0.59	23,848	0.57
Other Site Construction	77,608	1.52	22,535	0.93	7,768	0.14	229,350	0.97	141,953	1.14	94,257	1.42	7,171	0.27	6,439	0.72	6,677	0.16
<b>SUBTOTAL</b>	<b>503,876</b>	<b>9.88</b>	<b>181,657</b>	<b>7.51</b>	<b>172,830</b>	<b>3.03</b>	<b>1,593,393</b>	<b>6.71</b>	<b>721,121</b>	<b>5.77</b>	<b>401,157</b>	<b>6.04</b>	<b>183,765</b>	<b>6.98</b>	<b>67,763</b>	<b>7.53</b>	<b>284,746</b>	<b>6.78</b>
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)	806	0.02	291	0.01	277	0.00	2,549	0.01	1,154	0.01	642	0.01	294	0.01	108	0.01	456	0.01
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	30,281	0.59	10,917	0.45	10,386	0.18	95,757	0.40	43,336	0.35	24,108	0.36	11,044	0.42	4,072	0.45	17,112	0.41
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 5/1/13	21 28,086	0.55	21 10,125	0.42	21 9,633	0.17	21 88,814	0.37	21 40,193	0.32	21 22,359	0.34	21 10,242	0.39	21 3,778	0.42	21 15,870	0.38
3.00% Escalation to Start Later Phases	30 42,227	0.83	30 15,226	0.63	12 5,797	0.10	12 53,417	0.22	0 0	0	0	0.00	30 15,401	0.59	30 5,679	0.63	30 23,864	0.57
0.25% Builder's Risk Insurance	1,513	0.03	546	0.02	497	0.01	4,585	0.02	2,015	0.02	1,121	0.02	552	0.02	204	0.02	855	0.02
8.00% Construction Contingency	48,543	0.95	17,501	0.72	15,954	0.28	147,081	0.62	64,625	0.52	35,951	0.54	17,704	0.67	6,528	0.73	27,432	0.65
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
7.00% Construction Manager's Fee	45,873	0.90	16,538	0.68	15,076	0.26	138,992	0.58	61,071	0.49	33,974	0.51	16,730	0.64	6,169	0.69	25,923	0.62
0.25% Pre-Construction Fee	1,753	0.03	632	0.03	576	0.01	5,311	0.02	2,334	0.02	1,298	0.02	639	0.02	236	0.03	991	0.02
<b>TOTAL CONSTRUCTION</b>	<b>702,958</b>	<b>13.78</b>	<b>253,433</b>	<b>10.47</b>	<b>231,027</b>	<b>4.05</b>	<b>2,129,900</b>	<b>8.96</b>	<b>935,849</b>	<b>7.49</b>	<b>520,609</b>	<b>7.84</b>	<b>256,371</b>	<b>9.74</b>	<b>94,537</b>	<b>10.50</b>	<b>397,250</b>	<b>9.46</b>

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

Net Area	Parent Drop Off		Bus Loop		NW Parking Lot (154)		Rear Service Road		New Service Yard		Courtyards		Playscape		Portable Bleacher		Traffic Light		Total Site	
	11,800	U/C	29,160	U/C	64,800	U/C	43,000	U/C	13,000	U/C	22,559	U/C	0	U/C	0	U/C	0	U/C	800,272	U/C
<b>SUBSTRUCTURE</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	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	0	0.00	0	0.00
<b>SHELL</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	0	0.00	0	0.00
Building Enclosure	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
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	0	0.00	0	0.00
<b>INTERIORS</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
Interior 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	0	0.00
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	0	0.00
Interior Finishes	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
<b>SERVICES</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	0	0.00
Plumbing	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
HVAC	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
Fire Protection	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
Electrical	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
Telecommunications	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
Security	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
<b>EQUIPMENT &amp; FURNISHINGS</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>100,000</b>	<b>0.00</b>	<b>7,500</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>107,500</b>	<b>0.13</b>
Fixed Equipment	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	100,000	0.00	7,500	0.00	0	0.00	107,500	0.13
Fixed Furnishings	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
<b>SPECIAL CONSTRUCTION</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>
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	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	0	0.00	0	0.00
Selective 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	0	0.00	0	0.00
Hazardous Material Abatement	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
Debris Removal	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
<b>BUILDING SITEWORK</b>	<b>81,608</b>	<b>6.92</b>	<b>237,102</b>	<b>8.13</b>	<b>439,323</b>	<b>6.78</b>	<b>256,855</b>	<b>5.97</b>	<b>104,966</b>	<b>8.07</b>	<b>231,591</b>	<b>10.27</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>100,000</b>	<b>0.00</b>	<b>5,561,752</b>	<b>6.95</b>
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	100,000	0.00	100,000	0.12
Site Preparation	10,452	0.89	27,816	0.95	55,191	0.85	43,949	1.02	13,287	1.02	31,767	1.41	0	0.00	0	0.00	0	0.00	711,294	0.89
Site Improvements	54,405	4.61	143,056	4.91	296,561	4.58	166,028	3.86	65,105	5.01	79,417	3.52	0	0.00	0	0.00	0	0.00	3,066,764	3.83
-ADA	0	0.00	18,213	0.62	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	130,476	0.16
Site Civil/Mechanical Utilities	7,370	0.62	18,213	0.62	40,474	0.62	26,369	0.61	10,482	0.81	33,560	1.49	0	0.00	0	0.00	0	0.00	406,265	0.51
Site Electrical Utilities	6,700	0.57	20,200	0.69	36,794	0.57	12,696	0.30	12,401	0.95	25,362	1.12	0	0.00	0	0.00	0	0.00	457,620	0.57
Other Site Construction	2,680	0.23	9,603	0.33	10,302	0.16	7,813	0.18	3,691	0.28	61,484	2.73	0	0.00	0	0.00	0	0.00	689,333	0.86
<b>SUBTOTAL</b>	<b>81,608</b>	<b>6.92</b>	<b>237,102</b>	<b>8.13</b>	<b>439,323</b>	<b>6.78</b>	<b>256,855</b>	<b>5.97</b>	<b>104,966</b>	<b>8.07</b>	<b>231,591</b>	<b>10.27</b>	<b>100,000</b>	<b>0.00</b>	<b>7,500</b>	<b>0.00</b>	<b>100,000</b>	<b>0.00</b>	<b>5,669,252</b>	<b>7.08</b>
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
0.16% Building Permit (State Only)	131	0.01	379	0.01	703	0.01	411	0.01	168	0.01	371	0.02	160	0.00	12	0.00	160	0.00	9,071	0.01
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	4,904	0.42	14,249	0.49	26,402	0.41	15,436	0.36	6,308	0.49	13,918	0.62	6,010	0.00	451	0.00	6,010	0.00	340,699	0.43
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	0	0.00	0	0.00
3.50% Escalation to Bid Day 5/1/13	21	4,547	21	13,216	21	24,489	21	14,318	21	5,852	21	12,910	21	5,574	21	419	21	5,574	315,999	0.39
3.00% Escalation to Start Later Phases	30	6,839	30	19,873	30	36,819	30	21,527	30	8,797	24	15,527	24	6,705	24	503	24	6,705	284,904	0.36
0.25% Builder's Risk Insurance		245		712		1,319		771		315		686		296		22		296	16,550	0.02
8.00% Construction Contingency		7,862		22,842		42,324		24,745		10,112		22,000		9,500		713		9,500	530,918	0.66
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		7,430		21,586		39,996		23,384		9,556		20,790		8,977		673		8,977	501,721	0.63
0.25% Pre-Construction Fee		284		825		1,528		894		365		794		343		26		343	19,173	0.02
<b>TOTAL CONSTRUCTION</b>	<b>113,849</b>	<b>9.65</b>	<b>330,784</b>	<b>11.34</b>	<b>612,903</b>	<b>9.46</b>	<b>358,342</b>	<b>8.33</b>	<b>146,439</b>	<b>11.26</b>	<b>318,587</b>	<b>14.12</b>	<b>137,565</b>	<b>0.00</b>	<b>10,318</b>	<b>0.00</b>	<b>137,565</b>	<b>0.00</b>	<b>7,688,286</b>	<b>9.61</b>