



**NIANTIC CENTER SCHOOL**  
 NIANTIC, CONNECTICUT  
**CONCEPTUAL DESIGN ESTIMATE**  
**ALTERATIONS**  
 January 3, 2017  
**PROJECT COST SUMMARY**

NIANTIC CENTER SCHOOL DESCRIPTION	QTY	U/M	COST U/M	CDE: OOM ALTERATIONS
<b>OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY TOWN</b>				
1. LAND ACQUISITION, APPRAISALS, NONE				-
2. MISCELLANEOUS ADMINISTRATION COSTS, NONE				-
3. ARCHITECT / ENGINEER FEES, CONSULTANTS	7.00	%		577,107
A. A/E REIMBURSABLES				IN ABOVE
B. A/E FEES, CONSULTANTS				IN ABOVE
4. HAZARDOUS MAT. SURVEY & REMOVAL INSPECTIONS				-
5. SURVEYS, BORINGS, GEOTECHNICAL REPORT				-
6. TRAFFIC STUDY				-
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS		LS		5,000
8. INDEPENDENT STRUCTURAL REVIEW				-
9. INDEPENDENT CODE COMPLIANCE REVIEW, N.I.C.				-
10. SPECIALTY CONSULTANTS, N.I.C.				-
11. PRINTING, MAILING, ADVERTISING		LS		3,500
12. FURNITURE, EQUIPMENT - ( IN CLASSROOMS ONLY )	20,462	SF	5.00	102,310
A. NEW LAPTOP CARTS		LS		15,000
13. TELEPHONE SYS.(EXISTING)				-
14. TECHNOLOGY				-
A. TECHNOLOGY CONSULTANT, IN A/E FEES				-
15. SECURITY SYSTEM				-
A. SECURITY CONSULTANT, IN A/E/ FEES				-
16. BUILDER'S RISK INSURANCE	0.27	%		22,260
17. MOVING EXPENSES, STORAGE		LS		40,000
18. UTILITY COMPANY FEES: DURING CONSTRUCTION, NONE				-
19. LEGAL / BONDING COSTS (NONE)				-
20. INTERIM FINANCING ( N.I.C.)				-
21. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/ K		2,144
22. COMMISSIONING (FUNDAMENTAL) / LEED, ALLOWANCE		LS		25,000
23. OWNERS CONTINGENCY	10.00	%	9,036,703	903,670
<b>TOTAL OF OWNERS "SOFT" COSTS:</b>			<b>\$</b>	<b>1,695,991</b>
<b>TOTAL PROJECT COST:</b>			<b>\$157.96 \$</b>	<b>9,940,374</b>

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<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>CONCEPTUAL DESIGN ESTIMATE</u>
1	REPAVE THE EXISTING PARKING LOTS & DRIVES, NO CONCRETE CURBS OR SIDEWALKS	225,000
2	WINDOW REPLACEMENT, ENTIRE BUILDING, BASED ON	104,850
3	EXTERIOR MASONRY RESTORATION	400,000
4	NEW AC IN CLASSROOMS, WITH FRESH AIR MAKE-UP. VRF WITH HEAT RECOVERY	558,055
5	NEW AC IN CAFETERIA	143,333
6	NEW AC IN MEDIA CENTER	75,379
7	NEW AC IN MAIN OFFICE	100,954
8	REFURBISH FRONT ENTRY - ALLOWANCE	35,000
9	UPGRADE ENTRY SECURITY	25,000
10	NEW PAINT & FLOORING FOR THE ENTIRE SCHOOL (EXCLUDES ABATEMENT)	525,964
11	NEW GYMNASIUM FLOORING	49,000
12	REPLACE ALL LIGHT FIXTURES	660,776
13	REPLACE ALL LIGHT CONTROLS (SWITCHES, OCC SENSORS, DAYLIGHTING CONTROLS, ETC..)	235,991
14	REPLACE ALL SUSPENDED CEILINGS	346,121
15	NEW TOILET ROOM FINISHES & FIXTURES, WITH HC ACCESSIBLY RECONFIGURATION	420,398
16	REPLACE ALL INTERIOR DOORS, INCLUDING NEW LOCK HARDWARE & HC ACCESSIBILITY	260,161
17	REPLACE ALL CLASSROOM CASEWORK AT WINDOW WALL (BASE CABINET & P-LAM COUNTERTOP ONLY)	196,935
18	REPLACE ALL EXTERIOR DOORS	86,843
19	REPLACE 2 GYMNASIUM BASKETBALL BACKBOARDS & ADD 4 NEW SIDE BACKBOARDS	37,260
20	NEW WALL PADS BELOW STAGE	2,625
21	PORTABLE HC LIFT TO STAGE	12,500
22	NEW SECURITY SYSTEM	220,259
23	UPGRADE WI-FI FOR THE ENTIRE SCHOOL	78,664
24	NEW LAPTOP CARTS ( IN OWNERS SOFT COSTS )	-
25	NEW CLASSROOM FURNITURE ( IN OWNERS SOFT COSTS )	-
26	REPLACE BOILER, ALLOWANCE	45,074
27	ADD: ONE STAIR INCLINE PLATFORM LIFT	28,750
28	HAZARDOUS ABATEMENT	377,586
29	ENHANCE FRONT ENTRY LANDSCAPING - ALLOWANCE	25,000
30	REPLACE DRINKING FOUNTAINS, 5 EACH	20,000
31	REMOVE AND REPLACE WITH NEW: UNDERGROUND OIL TANK, 10,000 GAL.	85,000
32	UPGRADE ELECTRICAL SERVICE, ALLOWANCE	250,000
33	RELOCATE MAIN OFFICE TO FRONT ENTRY SWITCH WITH BATHROOMS. ALLOWANCE	560,000
34	ADD: UPS SYSTEM FOR PA SYSTEM, ALLOWANCE	25,000

<b>SUBTOTAL OF ALTERATION COSTS:</b>	<b>\$ 6,217,476</b>
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