



BRISTOL NORTHEAST MIDDLE SCHOOL

SCHEMATIC DESIGN

Drawings Dated: 09/15/2023

Estimate Date: 11/01/2023

ESTIMATE SUMMARY

SPEC SECTION	DESCRIPTION	CONCEPTUAL	SCHEMATIC	VARIANCE	COST / SF
		12/2/2022 130,000 sf	11/1/2023 130,000 sf		
	Bidding & Construction Administration		w/ Above		
	Design, Procurement & CA for FF&E		\$ 50,000		
	Enviromental Testing		\$ 100,000		
	Not to Exceed Reimbursables		\$ 100,000		
	Owner's Rep				
	Enviromental Services			\$ 290,000	
	Hazmat Consultant Phase 1	w/ A/E Fee	w/ A/E Fee		
	Hazmat Consultant Phase 2	w/ A/E Fee	w/ A/E Fee		
	Hazmat Consultant Phase 3	w/ A/E Fee	w/ A/E Fee		
	Hazmat Consultant Test. & Design Docs	w/ A/E Fee	w/ A/E Fee		
	Hazmat Consultant Construction Phase	w/ Owner Exp.	\$ 125,000		
	Hazmat Abatement Bid Management	w/ Owner Exp.	\$ 25,000		
	DEEP Stormwater Permit Mgmt	w/ Owner Exp.	\$ 65,000		
	3rd Party Review	w/ Owner Exp.	\$ 25,000		
	Utility Fees / Permits		w/ Above		
	LEED Consultant	w/ A/E Fee	w/ A/E Fee		
	Geotechnical Services	w/ Owner Exp.	\$ 50,000		
	Land Survey and Permitting	w/ A/E Fee	w/ A/E Fee		
	Wetland Mapping Surveyor	w/ A/E Fee	w/ A/E Fee		
	Traffic Control Engineer	w/ A/E Fee	w/ A/E Fee		
	Tech & AV Consulting	w/ A/E Fee	w/ A/E Fee		
	FF&E and Technology				\$ -
	Furniture Fixtures & Equipment	\$ 3,915,000	\$ 2,000,000	\$ 205,000	
	Tech., Phones, Servers & Switches, etc.	w/ Above	\$ 2,000,000		
	Shop Equipment	w/ Above	\$ 120,000		
	Soft Cost Contingency				
	Owner Contingency on Hard Cost (5%)		\$ 4,360,761		
	Owner Contingency on Soft Costs (10%)	\$ 2,312,446	\$ 981,053	\$ (1,331,392)	\$ 8
OWNER SOFT COSTS		\$ 11,987,446	\$ 15,152,347	\$ 3,164,901	\$335 /sf
TOTAL PROJECT COST		\$ 89,068,962	\$ 102,367,574	\$ 13,298,611	\$787 /sf

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		12/2/2022 130,000 sf	11/1/2023 130,000 sf		
TRADE COSTS					
01 00 00	Project Requirements	\$ 1,056,500	\$ 359,300	\$ (114,575)	2.76
01 74 00	Project Cleanliness	w/ above	\$ 582,625	w/ above	4.48
02 11 00	Contaminated Soil	\$ -	\$ 75,000	\$ 75,000	0.58
02 20 11	Hazardous Materials	\$ 1,275,000	\$ 1,161,615	\$ (113,385)	8.94
02 41 19	Existing Conditions	\$ 2,060,127	\$ 1,703,702	\$ (356,425)	13.11
03 30 00	Cast-in-Place Concrete	\$ 2,267,200	\$ 2,654,404	\$ 387,204	20.42
04 20 00	Unit Masonry	\$ 4,940,000	\$ 4,154,956	\$ (785,044)	31.96
05 00 00	Structural Steel	\$ 4,550,000	\$ 6,590,210	\$ 2,932,115	50.69
05 10 00	Miscellaneous Metals	w/ above	\$ 891,905	w/ above	6.86
06 00 00	Rough Carpentry	\$ 295,000	\$ 295,792	\$ 792	2.28
06 30 00	Finish Carpentry	\$ 2,662,500	\$ 2,336,421	\$ (326,079)	17.97
07 00 00	Thermal & Moisture Protection	w/ below	\$ 652,946	w/ below	5.02
07 50 00	Roofing	\$ 2,828,825	\$ 3,446,576	\$ 1,693,843	26.51
07 84 00	Fireproofing & Joint Sealants	w/ above	\$ 423,145	w/ above	3.25
08 00 00	Doors, Frames & Hardware	\$ 608,055	\$ 616,330	\$ 8,275	4.74
08 41 00	Storefront & Curtain Wall	\$ 2,600,000	\$ 3,752,530	\$ 1,152,530	28.87
09 00 00	Drywall & Framing	\$ 3,250,000	\$ 4,118,410	\$ 868,410	31.68
09 30 00	Tile & Carpet	\$ 325,000	\$ 716,200	\$ 391,200	5.51
09 51 00	Acoustical Ceiling Tile	\$ 780,000	\$ 964,443	\$ 184,443	7.42
09 65 00	Flooring	\$ 1,257,806	\$ 2,227,072	\$ 969,266	17.13
09 91 00	Painting	\$ 552,500	\$ 608,280	\$ 55,780	4.68
10 00 00	Misc. Specialties	\$ 747,500	\$ 15,731	\$ 204,856	0.12
10 11 00	Visual Display	w/ above	\$ 221,867	w/ above	1.71
10 14 00	Signage	w/ above	\$ 90,475	w/ above	0.70
10 21 13	Toilet Compartments	w/ above	\$ 49,222	w/ above	0.38
10 22 33	Operable Partitions	w/ above	\$ 176,693	w/ above	1.36
10 26 00	Wall & Door Protection	w/ above	\$ 46,125	w/ above	0.35
10 28 00	Toilet Accessories	w/ above	\$ 41,411	w/ above	0.32
10 51 00	Lockers	w/ above	\$ 310,833	w/ above	2.39
11 40 00	Food Service Equipment	\$ 1,202,500	\$ 772,260	\$ 20,591	5.94
11 90 00	Misc. Equipment	w/ above	\$ 450,831	w/ above	3.47
12 00 00	Furnishings	\$ 227,961	\$ 242,097	\$ 14,136	1.86
13 00 00	Special Construction	NA	NA	NA	-
14 00 00	Elevators	\$ 143,975	\$ 353,625	\$ 209,650	2.72
21 00 00	Fire Suppression	\$ 851,500	\$ 2,350,301	\$ 1,498,801	18.08



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22 00 00 Plumbing	\$ 2,405,000	\$ 3,834,991	\$ 1,429,991	29.50
23 00 00 HVAC	\$ 8,450,000	\$ 11,429,905	\$ 2,979,905	87.92
26 00 00 Electrical, T/D, Fire Alarm, Security	\$ 6,240,000	\$ 10,649,804	\$ 4,409,804	81.92
31 00 00 Sitework	\$ 8,471,000	\$ 7,501,837	\$ (969,164)	57.71
COST MANAGEMENT (see separate sheet)		(\$8,806,410)	\$ (8,806,410)	
TOTAL TRADE COST	\$ 60,047,949	\$ 68,063,460	\$ 8,015,511	523.57
INDIRECT COSTS				
General Conditions & Staffing	\$ 2,281,664	\$ 3,205,561	\$ 923,897	24.66
PreConstruction	\$ 140,660	\$ 142,336	\$ 1,676	1.09
0.70% General Liability Insurance	\$ 596,310	\$ 499,879	\$ (96,430)	3.85
Builder's Risk Insurance	By Owner	By Owner	By Owner	-
0.0% Local Building Permit	N / R	N / R	N / R	-
0.026% State Education Fund	\$ 19,535	\$ 18,697	\$ (838)	0.14
0.66% CM Payment & Performance Bond	\$ 601,236	\$ 474,738	\$ (126,499)	3.65
3.0% Construction Contingency	\$ 1,981,582	\$ 2,172,140	\$ 190,558	16.71
1.65% CM Fee	\$ 1,325,726	\$ 1,415,692	\$ 89,966	10.89
5.0% Escalation	\$ 4,082,060	\$ 3,620,234	\$ (461,826)	27.85
10.0% Design & Estimating Contingency	\$ 6,004,795	\$ 7,602,490	\$ 1,597,696	58.48
TOTAL CONSTRUCTION COST	\$ 77,081,517	\$ 87,215,227	\$ 10,133,710	670.89

SOFT COSTS				
Owner Expenses	\$ 1,920,000		\$ (600,128)	
Legal, Bonding & Accounting Expenses		\$ 485,000		
Builders Risk		\$ 200,000		
Moving / Storage Expenses		\$ 100,000		
Printing & Advertising		\$ 50,000		
Code Review				
Materials Testing & Inspections		\$ 200,000		
Commissioning Agent		\$ 134,872		
Temporary Utilities		\$ 150,000		
Swing Space		N / A		
Professional Services	\$ 3,840,000	\$ 3,830,660	\$ 240,660	
A/E Fees (QAM)				
Ed Spec, Site Assess, Grant Sub		w/ Above		
Concept Design Phase		w/ Above		
Schematic Design Phase		w/ Above		
Design Development Phase		w/ Above		\$ -
Construction Document Phase		w/ Above		