

Southington Senior Center

Calendar House

388 Pleasant Street

Southington, CT

CONCEPTUAL ESTIMATE NARRATIVE

July 6, 2016

SECTION 1:

Estimate Summary

KBE has prepared this Estimate Summary based on the following:

- 1.) Calendar House Senior Center – Space and Needs Assessment – March 2015
- 2.) Drawings:
 - a. SP-1 – Site Plan – 3/22/16
 - b. GD-1 – Grading and Drainage Plan – 3/22/16
 - c. SU-1 – Site Utility Plan – 3/22/16
 - d. Floor Plan – Option A – Not Dated
 - e. Floor Plan – Option B – Not Dated

This summary intends to capture the total scope of work related to the construction of the new Southington Senior Center located at 388 Pleasant Street in Southington, CT as well as demolition of the existing structure after occupancy of the new facility. Our summary includes assumptions related to the civil, structural, architectural, mechanical and electrical components of the design. Our assumptions are based on the documents listed above as well as input from BL Companies related to the overall design intent for the various program spaces.

Estimate includes prevailing wage pricing for labor pricing. All pricing is based on 2016 cost data with a 3% escalation factor for an assumed 2017 construction start.

Based on our review of the preliminary program, we have developed the proposed range of estimated costs below. Our detailed qualifications and assumptions provide additional information related to what is included and excluded in the estimate.

	Square Footage	Range of Estimated Costs	Range of Estimated Costs
Option A	23,600	\$344/SF - \$362/SF	\$8,100,000 - \$8,550,000
Option B	22,600	\$341/SF - \$359/SF	\$7,700,000 - \$8,100,000

Alternate Price:

The price for the addition of the basement, per ASK-01 as prepared by BL Companies, would be an additional \$95,000 - \$110,000 for either option listed above.

SECTION 2:

Assumptions & Clarifications

A.) General Assumptions

1. The Estimate is based on prevailing wage rates.
2. It is assumed that the construction can typically occur during regular business hours, with no restrictions. Premium time has only been included for special shut-downs and tie-ins that must occur on off hours.
3. This Estimate includes premium costs for a CM Payment and Performance Bond.
4. Subcontractor Default Insurance (SDI) is utilized in lieu of subcontractor bonds.
5. It is assumed that available room on site can be used for temporary field offices during construction of the building. We have not included any provisions for an Owner field office.
6. Estimate is based on a construction start in March of 2017, with an overall duration of twelve (12) months for the new building and additional two (2) months to demolish the existing building and complete sitework.
7. Estimate does not include the value for Preconstruction Services, as these costs are to be paid outside of the GMP.
8. Contractor's Estimate does not include the following Project Costs and Special Scope that are assumed to be held by the Owner in its separate Master Budget:
 - a. Owner's Representative Fees
 - b. Business and Operation Taxes
 - c. Building Permit including all trade permits
 - d. Architectural / Engineering Design Fees
 - e. Commissioning Agent Fees
 - f. Sales and Use Taxes
 - g. LEED requirements
 - h. Technology Consultant
 - i. Structural Survey
 - j. Testing and Inspections including Special Inspections
 - k. Independent Peer Review
 - l. Environmental Remediation and/or testing, handling, removal or replacement of polluted, contaminated, or hazardous materials.
 - m. The removal and replacement of unsuitable materials, rocks or boulders beyond the limit lines of proposed excavation and sub-grade elevations indicated on the drawings.
 - n. Any work on existing adjoining buildings or property. It is assumed that the Owner has gained permission from the abutting property Owners and/or lessee's to allow Contractor free access and use of any and all facilities reasonably required in order to complete our work. Contractor has not included any costs to achieve such access.

- o. Furniture, Fixtures and Equipment
- p. Low Voltage Wiring, Devices, & Equipment (Security / PA / Data / Tele / CCTV / AV)
- q. Owner's Bonding/Financing Costs
- r. Utility Company Charges, Fees, and Assessments including usage during construction
- s. Security watchmen services
- t. Winter Conditions
- u. Builder's Risk Insurance

B.) Sitework:

- a. Pricing includes 6'-0" high temporary site fencing with privacy mesh during construction.
- b. Site dewatering is included as open pumping only. No well-point systems or special pumping / tanks have been included in the GMP.
- c. Erosion and sediment control shall be installed per Connecticut E&S Guidelines
- d. Estimate assumes that current water system on site has sufficient pressure to continue to serve the new facility. We have not included provisions for a domestic water booster system.
- e. Site retaining walls are segmental block (Versa-Loc, Keystone, or equal)
- f. Areas which require curbing will be concrete curb.
- g. Site sidewalks shall be a combination of concrete and asphalt. Concrete sidewalks shall be standard color concrete, in broom finish. We have included provisions for detectable warning surfaces where anticipated.
- h. Estimate assumes a portion of the site grading will be maintained and re-paving will only require mill and overlay of existing.
- i. We have included re-paving disturbed areas along Pleasant Street resulting from utility tie-ins, but have not included provisions for re-paving the entire street under this scope of work.
- j. We have included an allowance of \$90,000 for trees, shrubbery, plants, and seeded lawns at parking islands, recreation areas, and prominent entry locations.
- k. Estimate includes pole mounted LED source light fixtures in the parking areas and access driveways providing minimum light level of 1.0 foot-candle at all traffic areas.
- l. Pricing includes 4'-0" ornamental metal fence at retaining walls as shown.
- m. Site Furnishings consist of bike racks, flagpole and base and benches in locations as shown.
- n. Estimate includes an underground detention system (Stormtech SC-740 or similar). The footprint of the system inferred on the Civil drawings is not assumed to be the exact footprint required, but only a placeholder. Considering the system discharges to a new pond, we have assumed the system would occupy an area only one third the size of the area designated. The costs for the detention system represent an allowance of \$48,000.
- o. Gas Company to provide new service to the property line.
- p. Estimate does not include provisions for a monument sign.

- q. Estimate excludes testing, handling, removal of contaminated materials including groundwater and contents of ASTs and USTs

C.) Demolition

- a. Estimate includes provisions for demolition of the existing Southington Senior Center as well as the associated Maintenance Building. Demolition of building to be completed after occupancy of new facility.
- b. After demolition, site to be graded and paved per the Grading and Site Plans.
- c. Pricing includes an allowance of \$14,000 for abatement of hazardous materials, if identified in the existing facility.

D.) Structural

- a. Estimate includes the use of conventional spread footings and foundations, of a depth sufficient for frost protection. The base estimate does not include provisions for a basement.
- b. New slab on grade assumed to be 5" thick, reinforced with welded wire mesh.
- c. Building structure shall be comprised of a combination of structural steel columns, beams and joists. Overall structure height to eave assumed to be 15'-0".
- d. Structural steel columns shall be set on concrete footings/piers.
- e. Roof structure comprised of light gauge metal roof trusses supported on structural steel below.
- f. Estimate does not include provisions for any stairs or elevators for vertical transportation, as structure is assumed to be single story.

E.) Architectural

- a. Exterior building façade is comprised of stone veneer facing with a precast cap water-table accent. The upper portion of the exterior façade shall receive vinyl siding. Windows and doors shall be framed with PVC trim.
- b. Exterior wall assemblies shall consist of light gauge metal framing with batt insulation and exterior sheathing with Tyvek air-vapor barrier.
- c. Sloped roof assemblies consist of 1-1/2" metal deck and insulated panels with asphalt shingles roofing. Flat roof assemblies are assumed to be EPDM roofing membrane. Roof eaves shall receive perforated metal soffits. Roof assembly shall include aluminum gutters and downspouts.
- d. Millwork scope of work consists of:
 - 1. Shelving in storage closets
 - 2. P-Lam upper and lower cabinetry in all locations as shown.
 - 3. All cabinetry to receive solid surface countertops
 - 4. Window Trim
 - 5. Solid Surface Window Sills
 - 6. Reception Desk Millwork
 - 7. Ballet Bar in Fitness Studio
- e. Wood base, crown, or chair rail moldings are not included.

- f. It is assumed that the library shelving and waiting room desks depicted shall be part of the Owner's FF&E package.
- g. Estimate includes vertical and horizontal insulation at the slab and foundations, both 2'-0" vertically and horizontally at the perimeter.
- h. Spray fire proofing is excluded.
- i. Exterior service and utility doors will be galvanized hollow metal doors (without glazing). Interior service doors will be constructed of hollow metal. Balance of interior doors will be solid core wood doors (without glazing) in hollow metal frames with levered hardware.
- j. Entry doors shall be aluminum framed glass double doors with automatic operators.
- k. We have not included any provision for an overhead / coiling door.
- l. Windows are assumed to be double hung vinyl, with insulated low E clear glazing. Basis of design for windows shall be Anderson.
- m. Fitness/Cardio Studios are to be equipped with 8'-0" high mirrors on the shared wall.
- n. Pricing includes an allowance of \$3,500 for sidelights and interior window glazing.
- o. Drywall assemblies include two hour rated walls separating the Fitness and Shower Pod, Classroom Pod, Administration Pod, and Multifunction Space Pod. Insulated sound walls are included typically at all classrooms, studios, offices, toilet rooms, and shared spaces. Chase walls are included at Toilet Room 'wet' walls. It is assumed that walls are typically finished to 10'-0" in Office and Classroom spaces, and 14'-0" in Multipurpose and Fitness spaces.
- p. Typical offices, corridors, classrooms and shared spaces are to receive standard 2'-0" x 4'-0" acoustical ceiling. Locker Room and Kitchen areas shall receive vinyl faced acoustical ceiling tiles.
- q. Drywall ceilings are limited to the following spaces: Library, Crafts and Art Gallery. Estimate includes decorative drywall soffits around the perimeter of the following spaces: Game Room, Multi-Function Space, Café and Reception.
- r. The typical floor finish assumptions are detailed in the chart below:

	Sealed Conc. / Vinyl Base	Ceramic Tile / Base	Carpet Tile / Vinyl Base	Sheet Vinyl / Vinyl Base	VCT / Vinyl Base	Athletic Rubber Flr / Vinyl Base
Classrooms				X		
Admin Areas			X			
Function Spaces / Recreation				X		
Bath & Lockers		X				
Storage / Janitor					X	
Kitchen				X		
Corridors / Art Gallery				X		
Fitness						X
Utility	X					

- s. Entry vestibule(s) shall receive walk-off entry grille/mat.
- t. Estimate assumes 220 SF of acoustical wall panels to be installed in the larger shared spaces. Pricing does not include any provisions for sprayed acoustical insulation or any sound deadening underlayment.
- u. All drywall partitions and ceilings are painted throughout. Estimate does not include any vinyl wall covering. All hollow metal doors and frames are to receive a painted finish.
- v. Visual display surfaces are to be located within each classroom space.
- w. Bathrooms shall receive standard solid core plastic toilet partitions. ADA compliant toilet accessories
- x. Locker rooms shall receive full height single tier metal lockers, with one bench per shower area.
- y. Corridors shall receive corner guards in high traffic areas.
- z. The Game Room, Multi-Function Space and Classroom 1A/1B shall receive manually operable 4" thick, vinyl faced partitions.
- aa. Fire extinguishers and cabinets shall be provided as required to meet code.
- bb. Signage package assumed to include a Main Directory, Daily Notice Board, Display Case, Poster Case, Directional Signage and Common Area Signage. Signage package to also include brushed aluminum building letter for exterior signage package (24" high).
- cc. Estimate excludes residential appliances, as these are assumed to be part of the FF&E package.
- dd. Window coverings shall be provided at all windows. Estimate does not include black-out shades or mechanically operated shades.
- ee. All furniture shall be provided by Owner, including Library shelving and Waiting Room desk.
- ff. All Audio-Visual Equipment shall be provided by Owner and is excluded from estimate.
- gg. Estimate includes an allowance of \$25,000 for commercial grade kitchen equipment, pantry shelving, and walk-in cooler.
- hh. Estimate includes an allowance of \$20,000 for the proposed bus/van shelters which are not currently depicted.

F.) Mechanical / Electrical

- a. Fire Protection
 - i. Pricing to include new wet fire protection system complete with all required values, heads, equipment and hydraulic calculations as required to meet code.
 - ii. Pricing includes dry sprinkler protection within the attic spaces as required to meet code.
 - iii. Pricing assumes that there is adequate water pressure available and pricing does not include a fire pump.
- b. Plumbing
 - i. Plumbing fixtures shall be priced based on standard commercial grade, ADA compliant fixtures.

- ii. Plumbing system consists of domestic water, sanitary drainage, kitchen grease separation, storm drainage, domestic hot water heating, backflow prevention, natural gas system for mechanical equipment and plumbing fixtures.
 - iii. All sanitary and waste piping shall be PVC above and below ground.
 - iv. Roof drain storm piping shall be insulated PVC.
 - v. All domestic water piping shall be CPVC. Cold water piping shall be insulated and distributed to the building fixtures and equipment as necessary.
 - vi. Natural gas shall be supplied to the HVAC and mechanical equipment. Piping shall be schedule 40 steel with threaded joints up to 2" and welded joints 2-1/2" or larger.
 - vii. Estimate includes standard efficiency gas-fired water heaters.
 - viii. Estimate does not include provisions for a hydrotherapy pool.
 - ix. Shower stalls are to be prefabricated shower enclosures.
 - x. Multiple occupant bathrooms shall receive trough style sinks which shall be wall mounted. We have not included vanities at these locations.
- c. HVAC
- i. Service and Program areas and Administration spaces will be served by variable volume air-cooled DX cooling. Each space will be provided with VAV boxes fitted with heating water.
 - ii. Large spaces will be serviced by dedicated constant volume packaged gas/electric rooftop air-conditioning units.
 - iii. All ventilation and air conditioning in variable air volume systems will be supplied by dedicated rooftop air condition units as required by load. All ventilation and air conditioning in constant air volume systems will be supplied by a dedicated constant volume rooftop air conditioning unit.
 - iv. Kitchen and Dining areas will each be provided with a dedicated rooftop air conditioning unit. Each unit will be allowed to recirculate in its respective space.
 - v. IT Spaces shall be equipped with split-system air conditioning units.
 - vi. Hydronic piping shall be Type "L" copper with soldered or mechanical coupling joints up to 2" and schedule 40 black steel pipe for 2-1/2" or larger.
 - vii. HVAC controls shall consist of programmable thermostats with DDC controller on VAV systems only.
- d. Electrical / Tele-Data
- i. Estimate includes new 480/277 V, three-phase service to the transformer. From the transformer, the 480V secondary conductor will run in underground ductbank and will terminate at the electrical service equipment inside the building.
 - ii. There will be a diesel fired standby generator to provide optional standby power to specific areas within the facility. Generator to be sized to serve fans, pumps, boilers, refrigerators, freezers and cooking equipment in addition to life-safety loads. The generator will be equipped with a standard weatherproof enclosure.

- iii. Typical indoor lighting fixtures are assumed to be 277 V fluorescent troffers with energy saving T8 lamps and electronic ballasts. Estimate includes an allowance of \$80,000 for light fixtures.
- iv. Selected light fixtures throughout the project area will be furnished with integral battery packs for emergency egress use. Some light fixtures shall operate as "night lights" for continuous operation.
- v. Fire alarm system will be fully addressable and comply with NFPA requirements. System will include fire alarm control panel, annunciator panel, initiation devices, notification appliances, and voice control, circuit modules and power supply.
- vi. Branch circuit wiring shall be MC Cable as allowable per code.
- vii. Switchgear and panelboards shall be copper or aluminum busing. Feeders 100A and larger shall be copper or aluminum conductors.
- viii. Exam room is wired to hospital grade wiring/devices per NEC.
- ix. Pricing includes conduit only for tele-data systems (including CATV, Phone, Data, PA, Clock & Security), wiring by Owner.
- x. Pricing includes conduit only for Audio-Visual systems, wiring by Owner.

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