

QUISENBERRY ARCARI
ARCHITECTS, LLC

**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

ENO Memorial Hall - Renovation

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development	\$ 275,000.00
Building Construction (16,000sf @ \$250.00 / square foot)	\$ 4,000,000.00
Interior Renovation – Existing (16,000 sf @ \$25.00 / sf)	\$ 400,000.00
Interior Renovation – Existing (4,000 sf @ \$100.00 / sf)	\$ 400,000.00
Interior Renovation – Existing (elevator allowance)	\$ 75,000.00
Parking Structure (16,000 / car @ 75 cars – 2 levels of parking)	\$ 1,200,000.00

* Square foot estimates are based on general renovation concept prepared by QA Architects, LLC.

Total Hard Costs	\$ 6,350,000.00
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Soft Costs – Fees & Contingency

Topographic Survey of Existing Conditions	\$ 7,500.00
Geotechnical Testing	\$ 5,000.00
Municipal Land Use approval application fees	\$ 3,000.00
Environmental Survey – Phase I	\$ 3,500.00
Hazardous Materials Assessment	\$ 3,500.00
Building Permits (Educational Stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (6.25%)	\$ 400,000.00
CM Adviser / Clerk of the Works	\$ 100,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 25,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology / Computers	\$ 15,000.00
Moving / Relocation / Temporary Conditions	\$ 50,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014 (+/- 4%)	\$ 275,000.00
Project Contingency (10% for renovation work at ENO – NIC garage)	\$ 500,000.00

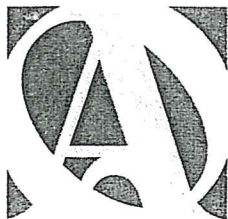
Total Soft Costs	\$ 1,548,500.00
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Total Estimated Project Cost	\$ 7,898,500.00
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Estimates are based on a 2014 construction start.
There is no allowance for cost escalation to future years.
There is no allowance included for bonding / financing.

318 Main Street
Farmington, CT 06032

860 677.4594
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QUISENBERRY ARCARI
ARCHITECTS, LLC

**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

Bushy Hill Road / Stratton Brook – New Building

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development – (125 cars)	\$ 600,000.00
Building Construction (22,200 sf @ \$210.00 / square foot)	\$ 4,662,000.00

* Square foot estimates are based on current and projected costs for building in the 2013 construction year.

Total Hard Costs	\$ 5,262,000.00
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Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 16,000.00
Geotechnical Testing	\$ 10,000.00
Traffic Study – STC approvals (allowance)	\$ 6,500.00
Municipal Land Use approval application fees	\$ 5,000.00
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (6.75%)	\$ 350,000.00
CM Adviser / Clerk of the Works	\$ 75,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 75,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment (Allowance)	\$ 100,000.00
Technology / Computers	\$ 35,000.00
Moving / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014 – (+/-4%)	\$ 200,000.00
Project Contingency (7% for new construction)	\$ 375,000.00

Total Soft Costs	\$ 1,337,000.00
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Total Estimated Project Cost	\$ 6,599,000.00
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Estimates are based on a 2014 construction start.
There is no allowance for cost escalation to future years.
Estimates do not include land acquisition costs.
There is no allowance included for bonding / financing.

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QUISENBERY ARCURI

**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

Performing Arts Center – New Building

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development – (200 cars including PAC upgrades)	\$ 800,000.00
Building Construction (23,000 sf @ \$ 210.00 / square foot)	\$ 4,830,000.00

* Square foot estimates are based on current and projected costs for building in the 2014 construction year.

Total Hard Costs	\$ 5,630,000.00
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Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 20,000.00
Geotechnical Testing	\$ 12,000.00
Traffic Study – STC approvals (allowance)	\$ 15,000.00
Municipal Land Use approval application fees	\$ 5,000.00
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (7.00%)	\$ 400,000.00
CM Adviser / Clerk of the Works	\$ 75,000.00
Legal Fees (allowance)	\$ 25,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 60,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology	\$ 35,000.00
Moving / Relocation / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014	\$ 225,000.00
Project Contingency (10%)	\$ 560,000.00

Total Soft Costs	\$ 1,621,500.00
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Total Estimated Project Cost	\$ 7,251,500.00
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Estimates are based on a 2014 construction start. There is no allowance for cost escalation to future years
Estimates do not include land acquisition costs.

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