

Elementary Schools -Space Deficiencies Report

Pre-Conceptual Plan Cost Estimate

using 2011 dollars

DRAFT

Location	Burr*	Dwight	Holland Hill	Jennings	McKinley*	Mill Hill	North Stratfield	Osborn Hill	Riverfield	Sherman	Stratfield	Total
Present Square Footage	70,794	41,000	41,964	45,300	73,425	43,229	61,110	49,146	45,140	40,387	64,725	
Room Deficiency per MGT Report	1.00	4.75	9.00	6.00	1.00	11.50	4.75	5.25	10.00	7.25	0.00	60.50
Deficiency Square Footage at 800 SF per Room	800	3,800	7,200	4,800	800	9,200	3,800	4,200	8,000	5,800	0	
30% for circulation	80	1,140	2,160	1,440	80	2,760	1,140	1,260	2,400	1,740	0	
Total Additional Square Footage needed	880	4,940	9,360	6,240	880	11,960	4,940	5,460	10,400	7,540	0	62,600
Construction Cost at \$333/SF	\$202,400	\$1,645,020	\$3,116,880	\$2,077,920	\$202,400	\$3,982,680	\$1,645,020	\$1,818,180	\$3,463,200	\$2,510,820	\$0	
CM Multiplier at 27%	\$30,360	\$444,155	\$841,558	\$561,038	\$30,360	\$1,075,324	\$444,155	\$490,909	\$935,064	\$677,921	\$0	
Total before Soft Cost	\$232,760	\$2,089,175	\$3,958,438	\$2,638,958	\$232,760	\$5,058,004	\$2,089,175	\$2,309,089	\$4,398,264	\$3,188,741	\$0	
Soft Costs at 25%	\$23,276	\$522,294	\$989,609	\$659,740	\$23,276	\$1,264,501	\$522,294	\$577,272	\$1,099,566	\$797,185	\$0	
Total Before Reach-in Costs	\$256,036	\$2,611,469	\$4,948,047	\$3,298,698	\$256,036	\$6,322,505	\$2,611,469	\$2,886,361	\$5,497,830	\$3,985,927	\$0	\$32,674,378
Reach-in costs	\$0	\$3,583,701	\$3,246,770	\$2,236,788	\$0	\$3,164,753	\$2,212,844	\$2,699,601	\$3,008,832	\$2,021,250	\$0	\$22,174,539
Total	\$256,036	\$6,195,170	\$8,194,817	\$5,535,486	\$256,036	\$9,487,258	\$4,824,313	\$5,585,962	\$8,506,662	\$6,007,177	\$0	\$54,848,917

*Burr & McKinley estimated as a non-CM Project similar to Annex Projects.