

**Page Park Pavilion Renovation - Phase 2  
Bristol, CT**

**Feasibility Estimate**

**August 16, 2022**

**EDM Architecture & Engineering**

100 West St Ste 210  
Pittsfield, MA 01201



98 N Washington St, Suite 109  
Boston MA 02114

## **BASIS OF ESTIMATE**

### **1 INTRODUCTION**

2 This estimate is based on the Narrative prepared by EDM Architecture & Engineering

3

### **4 PROJECT OUTLINE**

5 This project consists of Phase 2 of Renovation of the Page Park Pavilion; new lighting, deck, walkway, parking, and glazing

6

### **7 BASIS FOR PRICING**

8 CSI classification format used.

9 Contractor to have unrestricted access.

10 Measurement of quantities where possible, for the remainder, parametric measurements used in conjunction with references from similar projects recently estimated by ELLANA.

11 Prevailing labor rates assumed.

12 This project will be publicly bid, Chapter 149

13 Pricing assumes a procurement with one Prime Contractor and competitive bidding for every portion of the construction work, which is to mean a minimum of 4 bids including all subcontractors and materials/equipment suppliers. If fewer bids are solicited or received, prices can be expected to be higher.

14 Subcontractor's mark-ups have been included in each line item unit price. Mark-ups cover the cost of field overhead, home office overhead and subcontractor's profit. Subcontractor's mark-ups typically range from 5% to 15% of the unit price depending on market conditions.

15 We have included a Design Contingency percentage to cover cost increases that will occur during design elaboration or unforeseen design issues. As the design develops, the design contingency is reduced, and is eliminated at the final Construction Document estimate.

16 Escalation to anticipated construction mid-point is estimated as a percentage in the Summary page.

17

### **18 ITEMS NOT CONSIDERED IN THIS ESTIMATE**

19 Hazardous material abatement.

20 Items identified in the design as Not In Contract (NIC).

21 Construction or occupancy phasing or off-hours work.

22 Swing space.

23 Construction Contingency.

24 Mock ups.

25 Loose FF&E.

26 Electrical supply & connection by Utility provider.

## **BASIS OF ESTIMATE**

### 27 **ITEMS THAT MAY AFFECT ESTIMATED COSTS**

- 28 Such items include, but are not limited to the following:
- 29 Modifications to the scope of work subsequent to the preparation of this estimate.
  - 30 Unforeseen or hidden conditions.
  - 31 Restrictive technical specifications for materials or products.
  - 32 Bid approvals delayed beyond the anticipated project schedule.

33

### 34 **STATEMENT OF PROBABLE COST OF CONSTRUCTION**

- 35 ELLANA requests that the Owner and Architect carefully review this estimate, including all line item descriptions, unit prices, clarifications, exclusions, inclusions, assumptions, contingencies, escalation, and mark-ups to ensure that requirements have been correctly identified. If this estimate does not correspond to the Owner's budgetary objectives, ELLANA strongly suggests that evaluations of other design alternatives/project procurement options should be made before proceeding further.
- 36 ELLANA has prepared this estimate in accordance with generally accepted principles and practices to reflect the fair market value of the project. This estimate is made on the basis of the experience, qualifications, and the best judgment of professional consultants who are familiar with the construction industry.
- 37 This estimate reflects the fair construction value for the construction of this project and should not be construed as a prediction of a low bid as ELLANA has no control over the method of determining prices adopted by any individual general contractor, subcontractor or supplier. ELLANA cannot control the cost of labor and materials, the bidding environment or other market conditions, and it is not possible to provide any guarantee that proposals, bids, or actual construction costs will not deviate from this or subsequent cost estimates.
- 38 Any requests for modifications to this document must be made to ELLANA within ten (10) days of receipt. Otherwise, it will be understood that the contents are fully concurred with and accepted. Notifications of any apparent errors or omissions should be made to ELLANA as soon as they are discovered.

<b>EXECUTIVE SUMMARY</b>			<b>COST</b>	<b>NOTES</b>
	Deck & Site		\$563,718	
	Glazing & Lighting		\$314,799	
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>			<b>\$878,516</b>	
	<b>Alternates</b>			
	Alternate #1: Replace with laminated insulated glazing at first two tiers of windows and tempered insulated glazing above		\$11,301	
	Alternate #2: Replace all with laminated insulated glazing		\$18,005	

CSI	COST SUMMARY		COST	NOTES
01	General Requirements		\$47,750	
02	Existing Conditions		\$38,140	
03	Concrete		\$10,000	
04	Masonry		\$16,850	
05	Metals		\$157,525	
06	Wood, Plastics, and Composites		\$92,560	
07	Thermal and Moisture Protection		\$0	
08	Openings		\$0	
09	Finishes		\$0	
10	Specialties		\$0	
26	Electrical		\$0	
31	Earthwork		\$30,000	
32	Exterior Improvement		\$19,200	
<b>DIRECT TRADE COST</b>			<b>\$412,025</b>	
	Design & Pricing Contingency	12.50%	\$51,503	
	General Conditions	9.50%	\$39,142	
	Insurances & Bonds	2.75%	\$13,823	
	Buildng permit	1.00%	\$5,165	
	OH&P	5.00%	\$26,083	
	Sub-total		\$547,742	
	Escalation, to midpoint of construction 1Q 2023 (@ 5% p.a.)	2.92%	\$15,976	
<b>ESTIMATED CONSTRUCTION COST</b>			<b>\$563,718</b>	

Bristol, CT  
Feasibility Estimate

Deck & Site Detail		3,220 gsf				
No.	CSI	Quantity	Unit	Rate	Total	Notes
1	<b>01</b>	<b>General Requirements</b>				
2		<b>Set-up</b>				
3		2	mth	\$2,165.00	\$4,330	
4		1	ls	\$13,000.00	\$13,000	
5		<b>On-going, construction duration</b>				
6		9	wk	\$1,690.00	\$15,210	
7		9	wk	\$1,290.00	\$11,610	
8		9	wk	\$400.00	\$3,600	
9						
10				<b>Subtotal</b>	<b>\$47,750</b>	
11						
12	<b>02</b>	<b>Existing Conditions</b>				
13		<b>Selective Demolition</b>				
14		134	lf	\$17.50	\$2,345	
15		1,713	sf	\$15.00	\$25,695	
16		1	ls	\$2,600.00	\$2,600	
17		1	ls	\$7,500.00	\$7,500	
18						
19				<b>Subtotal</b>	<b>\$38,140</b>	
20						
21	<b>03</b>	<b>Concrete</b>				
22		<i>Cast-In-Place Concrete</i>				
23		1	al	\$10,000.00	\$10,000	
24					incl above	
25						
26				<b>Subtotal</b>	<b>\$10,000</b>	
27						

Bristol, CT  
Feasibility Estimate

Deck & Site Detail						3,220 gsf	
No.	CSI		Quantity	Unit	Rate	Total	Notes
28	<b>04</b>	<b>Masonry</b>					
29		<i>Masonry</i>					
30		Repair existing stone retaining wall below deck framing	1	ls	\$5,000.00	\$5,000	
31		Replace 3' tall of stone retaining wall (per Narrative); qty provided	30	lf	\$395.00	\$11,850	
32							
33					<b>Subtotal</b>	<b>\$16,850</b>	
34							
35	<b>05</b>	<b>Metals</b>					
36		<i>Structural Steel</i>					
37		2-7/8"Ø goliath tech screw pile @ 17' oc (at least 3'-6" below grade)	21	ea	\$1,150.00	\$24,150	
38		Steel girders (W-shape) anchored to existing foundation wall with a 3/4" steel base plate and (4) 3/4"Ø stainless steel Hilti Hit-HY200 epoxy anchors	5	tns	\$6,500.00	\$32,500	
39		Steel plates, joists hangers, fasteners, clips; hot deep galvanized				inc above	
40							
41		<i>Misc. Metals</i>					
42		New vertical cable guardrail	125	lf	\$375.00	\$46,875	
43		New pipe handrail	240	lf	\$225.00	\$54,000	
44							
45					<b>Subtotal</b>	<b>\$157,525</b>	
46							
47	<b>06</b>	<b>Wood, Plastics, and Composites</b>					
48		<i>Rough Carpentry</i>					
49		<i>Structural wood framing - new deck</i>					
50		New deck framing; pressure treated 2x12 framing at 12" oc, incl wood blocking	1,900	sf	\$25.00	\$47,500	
51		New pressure treated 2x12 ledger anchored into existing foundation wall with 3/4" Ø stainless steel Hilti Hit-HY200 epoxy anchors at 32" on center	94	lf	\$95.00	\$8,930	
52		New wood post 6x6 w/post cap	21	EA	\$680.00	\$14,280	
53		<i>Finish Carpentry</i>					
54		New composite decking	1,900	sf	\$11.50	\$21,850	
55							
56					<b>Subtotal</b>	<b>\$92,560</b>	
57							
58	<b>07</b>	<b>Thermal and Moisture Protection</b>					
59		no work shown					
60							
61					<b>Subtotal</b>	<b>\$0</b>	
62							
63	<b>08</b>	<b>Openings</b>					
64		no work shown					
65							
66					<b>Subtotal</b>	<b>\$0</b>	
67							

Deck & Site Detail							3,220 gsf
No.	CSI		Quantity	Unit	Rate	Total	Notes
68	<b>09</b>	<b>Finishes</b>					
69		no work shown					
70							
71					<b>Subtotal</b>	<b>\$0</b>	
72							
73	<b>10</b>	<b>Specialties</b>					
74		no work shown					
75							
76					<b>Subtotal</b>	<b>\$0</b>	
77							
78	<b>26</b>	<b>Electrical</b>					
79		no work shown					
80							
81					<b>Subtotal</b>	<b>\$0</b>	
82							
83	<b>31</b>	<b>Earthwork</b>					
84		Mobilization	1	LS	\$5,000.00	\$5,000	
85		Drilling for '2-7/8"Ø goliath tech screw pile included w/screw pile	21	loc		see Div 05	
86		Allowance for unforeseen work as drainage, soil condition, etc.	1	al	\$25,000.00	\$25,000	
87							
88					<b>Subtotal</b>	<b>\$30,000</b>	
89							
90	<b>32</b>	<b>Exterior Improvement</b>					
91		Remove and replace new walkway to match exist to remain	460	sf	\$20.00	\$9,200	
92		Misc exterior improvements, site furnishing, planting, etc., allow	1	al	\$10,000.00	\$10,000	
93							
94					<b>Subtotal</b>	<b>\$19,200</b>	
95							
96		<b>DIRECT TRADE COST TO SUMMARY</b>				<b>\$412,025</b>	



Glazing & Lighting

CSI	COST SUMMARY		COST	NOTES
01	General Requirements		\$25,065	
02	Existing Conditions		\$7,390	
03	Concrete		\$0	
04	Masonry		\$0	
05	Metals		\$0	
06	Wood, Plastics, and Composites		\$4,500	
07	Thermal and Moisture Protection		\$200	
08	Openings		\$70,480	
09	Finishes		\$27,859	
10	Specialties		\$750	
26	Electrical		\$93,845	
31	Earthwork		\$0	
32	Exterior Improvement		\$0	
<b>DIRECT TRADE COST</b>			<b>\$230,089</b>	
	Design & Pricing Contingency	12.50%	\$28,761	
	General Conditions	9.50%	\$21,858	
	Insurances & Bonds	2.75%	\$7,719	
	Building permit	1.00%	\$2,884	
	OH&P	5.00%	\$14,566	
	Sub-total		\$305,877	
	Escalation, to midpoint of construction 1Q 2023 (@ 5% p.a.)	2.92%	\$8,921	
<b>ESTIMATED CONSTRUCTION COST</b>			<b>\$314,799</b>	
	<b>Alternates</b>			
	Alternate #1: Replace with laminated insulated glazing at first two tiers of windows and tempered insulated glazing above		\$11,301	
	Alternate #2: Replace all with laminated insulated glazing		\$18,005	

Bristol, CT  
Feasibility Estimate

Glazing & Lighting Detail							3,220 gsf
No.	CSI		Quantity	Unit	Rate	Total	Notes
1	<b>01</b>	<b>General Requirements</b>					
2		<b>Set-up</b>					
3		Temporary equipment	1	mth	\$2,165.00	\$2,165	
4		Temporary construction fence and entrance, signage, silt fence, etc.	1	ls	\$6,000.00	\$6,000	
5		<b>On-going, construction duration</b>					
6		On-going construction site cleaning/maintenance	5	wk	\$1,690.00	\$8,450	
7		Laborer/carpenter support for other trades	5	wk	\$1,290.00	\$6,450	
8		Lifts and access for trade contractors	5	wk	\$400.00	\$2,000	
9							
10					<b>Subtotal</b>	<b>\$25,065</b>	
11							
12	<b>02</b>	<b>Existing Conditions</b>					
13		<b>Selective Demolition</b>					
14		Remove exterior wood stops and glazing at event space and kitchen, existing frame to remain	618	sf	\$5.00	\$3,090	
15		Remove windows	2	ea	\$200.00	\$400	
16		Remove main entrance door and sidelight	1	pr	\$350.00	\$350	
17		Remove kitchen door panel, exist frame to remain	1	ea	\$150.00	\$150	
18		Remove deck door and frame	2	ea	\$250.00	\$500	
19		Remove lighting fixture and turn over to owner				see Electrical	
20		Misc demolition other than above	1	ls	\$400.00	\$400	
21		Disposal, cart away	1	ls	\$2,500.00	\$2,500	
22							
23					<b>Subtotal</b>	<b>\$7,390</b>	
24							
25	<b>03</b>	<b>Concrete</b>					
26		<i>Cast-In-Place Concrete</i>					
27		no work shown					
28							
29					<b>Subtotal</b>	<b>\$0</b>	
30							

Bristol, CT  
Feasibility Estimate

Glazing & Lighting Detail							3,220 gsf
No.	CSI		Quantity	Unit	Rate	Total	Notes
31	<b>04</b>	<b>Masonry</b>					
32		<i>Masonry</i>					
33		no work shown					
34							
35					<b>Subtotal</b>	<b>\$0</b>	
36							
37	<b>05</b>	<b>Metals</b>					
38		<i>Structural Steel</i>					
39		no work shown					
40							
41					<b>Subtotal</b>	<b>\$0</b>	
42							
43	<b>06</b>	<b>Wood, Plastics, and Composites</b>					
44		<i>Rough Carpentry</i>					
45		Misc rough carpentry for other trades, coordinations	20	hrs	\$225.00	\$4,500	
46							
47					<b>Subtotal</b>	<b>\$4,500</b>	
48							
49	<b>07</b>	<b>Thermal and Moisture Protection</b>					
50		<i>Caulking and sealants</i>					
51		Rod and sealants to ext windows	40	sf	\$5.00	\$200	
52							
53					<b>Subtotal</b>	<b>\$200</b>	
54							
55	<b>08</b>	<b>Openings</b>					
56		<i>Doors &amp; Frames</i>					
57		<i>Exterior</i>					
58		Type HG; HM door 3'-0" x 7'-0" w/vision panel, HM frame, hardware	2	ea	\$2,500.00	\$5,000	
59		Type HG; HM door 6'-0" x 7'-0" w/vision panel, aluminum frame w/sidelight, hardware	1	pr	\$6,500.00	\$6,500	
60		Type F; HM door 2'-11" x 7'-0", exist to remain frame, new hardware	1	ea	\$1,850.00	\$1,850	
61		<i>Windows</i>	658	sf			
62		New exterior windows (2 ea)	40	sf	\$115.00	\$4,600	
63		Replace window panes with tempered, insulated panes	618	sf	\$85.00	\$52,530	
64							
65					<b>Subtotal</b>	<b>\$70,480</b>	
66							

Bristol, CT  
Feasibility Estimate

Glazing & Lighting Detail							3,220 gsf
No.	CSI		Quantity	Unit	Rate	Total	Notes
67	<b>09</b>	<b>Finishes</b>					
68		<i>Interior Finishes</i>					
69		Cut, patch and repair ceilings (GWB ceiling as necessary) due to new lighting	1	ls	\$5,000.00	\$5,000	
70		Paint ceilings, GWB and exposed structure	1	ls	\$7,000.00	\$7,000	
71		Repaint exterior wall, fascia, trim, etc.	3,531	sf	\$3.50	\$12,359	
72		Misc painting, interior and exterior other than above	1	LS	\$3,500.00	\$3,500	
73							
74					<b>Subtotal</b>	<b>\$27,859</b>	
75							
76	<b>10</b>	<b>Specialties</b>					
77		<i>Signage</i>					
78		Door signage	1	ls	\$750.00	\$750	
79							
80					<b>Subtotal</b>	<b>\$750</b>	
81							
82	<b>26</b>	<b>Electrical</b>					
83		<i>Demolition</i>					
84		Demo and make safe	3,220	gsf	\$1.00	\$3,220	
85							
86		<i>Lighting system</i>					
87		Light fixtures					
88		A	1	ea	\$450.00	\$450	
89		C1	2	ea	\$750.00	\$1,500	
90		C2	4	ea	\$650.00	\$2,600	
91		E	18	ea	\$550.00	\$9,900	
92		E1	7	ea	\$550.00	\$3,850	
93		E2	4	ea	\$550.00	\$2,200	
94		F	4	ea	\$750.00	\$3,000	
95		Fan	2	ea	\$550.00	\$1,100	
96		G	3	ea	\$400.00	\$1,200	
97		H - 2'	2	ea	\$350.00	\$700	
98		H - 4'	5	ea	\$400.00	\$2,000	
99		J	2	ea	\$350.00	\$700	
100		K	3	ea	\$450.00	\$1,350	
101		M	53	lf	\$150.00	\$7,950	
102		N	3	ea	\$650.00	\$1,950	
103		Allow for lighting not shown incl "P" Chimney light	2	ea	\$750.00	\$1,500	
104		Allow for lighting controls system including daylight harvesting per narrative	3,220	gsf	\$1.75	\$5,635	
105		Exit signs/EBU, allow utilizing existing circuitry per narrative	12	ea	\$320.00	\$3,840	
106		Device box	100	ea	\$28.00	\$2,800	
107		Conduit 3/4"	200	lf	\$11.00	\$2,200	
108		THHN #12	900	lf	\$1.20	\$1,080	

Glazing & Lighting Detail		3,220 gsf				
No.	CSI	Quantity	Unit	Rate	Total	Notes
109	MC cable 12-2	1,800	lf	\$5.50	\$9,900	
110	Allow for misc fire alarm scope not yet defined per narrative	3,220	gsf	\$1.00	\$3,220	
111	Miscellaneous electrical	1	ls	\$10,000.00	\$10,000	
112	Fees, permits and coordination, allow	1	ls	\$10,000.00	\$10,000	
113						
114				<b>Subtotal</b>	<b>\$93,845</b>	
115						
116	<b>31 Earthwork</b>					
117	no work shown					
118						
119				<b>Subtotal</b>	<b>\$0</b>	
120						
121	<b>32 Exterior Improvement</b>					
122	no work shown					
123						
124				<b>Subtotal</b>	<b>\$0</b>	
125						
126				<b>DIRECT TRADE COST TO SUMMARY</b>	<b>\$230,089</b>	



Page Park Pavilion Renovation - Phase 2  
 Bristol, CT  
 Feasibility Estimate

16-Aug-22

**ALTERNATES**

No.	CSI	Description	Quantity	Unit	Rate	Total	Notes
1		<b>Alternate #1: Replace with laminated insulated glazing at first two tiers of windows and tempered insulated glazing above</b>					
2		Add premium for laminated insulated glazing; at bottom 2 rows	413	sf	\$20.00	\$8,260	
3							
4		<b>Subtotal</b>				<b>8,260</b>	
5		Markups	36.82%			\$3,041	
6		<b>Alternate #1 Total</b>				<b>11,301</b>	
7							
8							
9		<b>Alternate #2: Replace all with laminated insulated glazing</b>					
10		Add premium for laminated insulating glazing; all	658	sf	\$20.00	\$13,160	
11							
12		<b>Subtotal</b>				<b>13,160</b>	
13		Markups	36.82%			\$4,845	
14		<b>Alternate #1 Total</b>				<b>18,005</b>	
15							
16							