

Renovation/Expansion of Senior Center Project		10/4/2021
TOTAL CONSTRUCTION RELATED PROJECT COSTS		480 Main St
HARD COST		
General Contractor		
Construction Cost Estimate w/escalation from Study		7,700,682
Option: Fiber Cement in Lieu of Masonry		Not Included
Option: Replace Roofing in Lieu of Repair		95,156
Option: Motorized Window Shades		5,509
Option: Electric Energy Source (SOLAR)		Not Included
Option: Elevator Modernization		220,000
Additional Escalation One Year Since Study	5%	401,067
Furniture, Fixtures & Equipment		
Furniture		200,000
Audio Visual Equipment for Program Rooms		10,000
Multi-Purpose Room Broadcast Ready (lights, cameras, sound, equip)		100,000
Office Equipment (computers, copiers)		40,000
Kitchen Placewares, Utensils, Cooking Supplies		10,000
VOIP Phone system		10,000
Fitness Equipment		20,000
Office supplies, drawer dividers, waste baskets, etc.		2,500
Audio Visual Equipment		100,000
Hard Cost Subtotal		\$8,914,914
SOFT COST		
Permits & Approvals		
Building Permit		Waived by Town
Peer Review of Site Plan Submission		5,000
Architecture & Engineering		
Architect & Engineer (% of construction cost)	10%	842,241
Traffic & Parking Engineer for site plan review		7,500
PCB Testing, Analysis & Hazardous Materials Construction Monitoring		25,000
Furniture Selection, Specification, Oversight	10%	20,000
Audio Visual Design		20,000
Geotechnical Engineer		15,000
Survey & Layout for Construction (layout only at Main Street)		3,000
Testing & Inspections		
Concrete, Steel, Soil and other Inspections		15,000
Project Management		
Owner's Clerk of the Works	2%	154,014
Owner's Project Manager	2%	154,014
Owner's Commissioning Agent		18,000
Moving		
Rental cost at temporary site during 480 Main Renovation	Est.	54,000
Relocate from 480 Main Street to temporary site, storage, & move back	Est.	15,000
Advertising & Bidding		
Public Bidding: Advertising, Printing & Document Website		5,000
Legal		
Contracts		15,000
Other		
Insurance		125,000
Soft Cost Subtotal		\$1,492,769
CONTINGENCY		
Contingency		
Owner's Contingency on Hard & Soft Costs	10%	1,040,768
Project Total		\$11,448,451