

COST COMPARISON



	MAINTAIN	OPTION A	OPTION B
TOTAL PROJECT	\$112.2 M	\$170.3 M	\$156.6 M
STATE SHARE (ESTIMATED)	\$33.9 M	\$95.2 M	\$85 M
TORRINGTON'S SHARE (ESTIMATED)	\$78.3 M	\$75.1 M	\$71.6M

STATE REIMBURSEMENT RATE
(ON ELIGIBLE ITEMS)

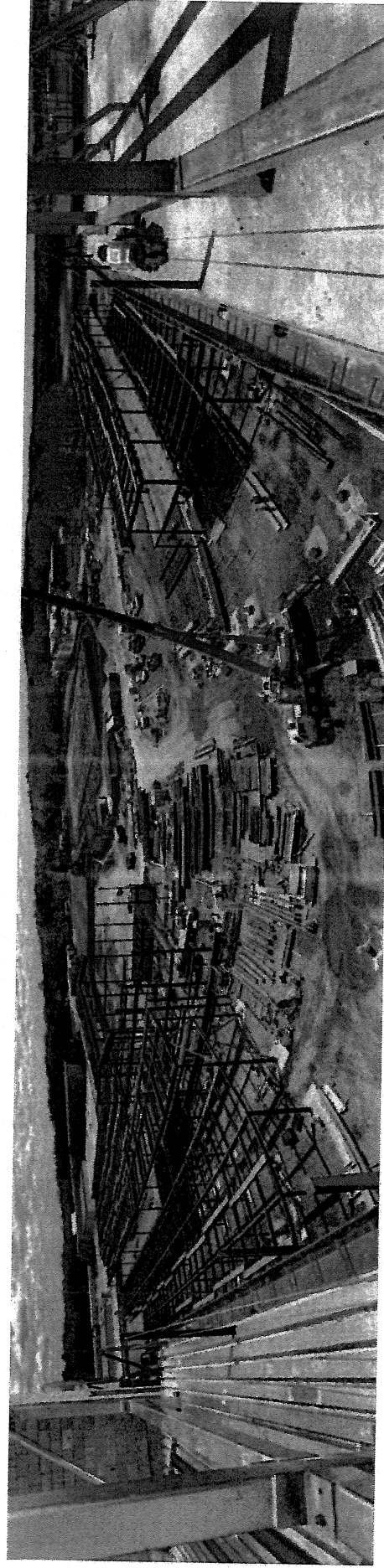
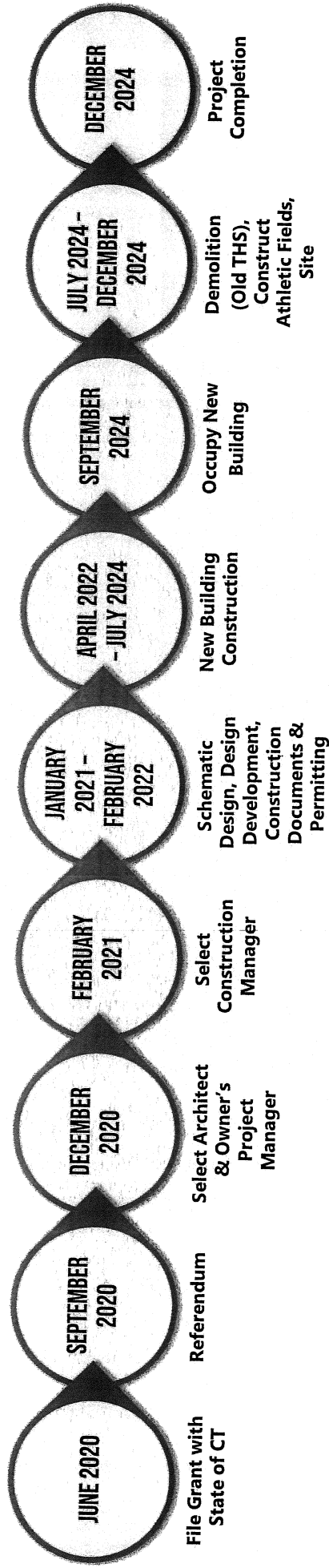
72.5%

72.5%

62.5%

ANTICIPATED PROJECT SCHEDULE

BASED ON NEW CONSTRUCTION



Torrington High School Project Schedule

May 12, 2020

June 2020	File Grant with State of CT
September 2020	Referendum (Need Date)
December 2020	Select Architect
February 2021	Select CM
January – July 2021	Schematic Design, Design Development and Permitting
July 2021 – January 2022	Construction Documents (Phase 1 – Site, Concrete, Steel, HVAC, Electrical, Masonry & General Trades)
November 2021 – February 2022	Construction Documents (Phase 2 – Finishes and FF&E) (Phase 3 – Building Demolition Old THS)
January 2022	State Review - Phase 1
February/March 2022	Bidding - Phase 1
April 2022	Construction Begins – Phase 1
March 2022	State Review – Phase 2
May 2022	Bid Phase 2 – Finishes and FF&E Bid Phase 3 – Building Demolition
April 2022 – July 2024	New Building Construction
September 2024	Occupy New Building
July 2024 – December 2024	Demolition (Old THS), Construct Athletic Fields, Site Spring Planting 2025?
December 2024	Project Complete



TORRINGTON HIGH SCHOOL
TORRINGTON, CONNECTICUT 06790

DRAFT

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
4 OPTIONS

April 27, 2020

REVISED
May 18, 2020

ARCHITECT

KAESTLE BOOS ASSOCIATES, INC.
NEW BRITAIN, CT

PREPARED BY: BRUCE GELBAR
SENIOR ESTIMATOR

KEN BIEGA
ASSISTANT VICE PRESIDENT

112 Wall Street, Torrington, CT 06790

O&G INDUSTRIES, INC.

www.ogind.com

(860) 489-9261, FX (860) 496-4227

TORRINGTON HIGH SCHOOL
TORRINGTON, CONNECTICUT 06790

4 OPTIONS

April 27, 2020

REVISED
May 18, 2020

**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY**



TORRINGTON HIGH SCHOOL

DRAFT

DESCRIPTION	QTY	U / M	UNIT COST	MAINTENANCE / REPAIR PROJECT	A 1 RENOVATION / ADDITIONS 7 - 12	A 2 RENOVATION / ADDITIONS 7 - 12	NEW SCHOOL 7 - 12
CONSTRUCTION COSTS							
1. SITEWORK				---	---	---	---
A. MAINTENANCE / REPAIR PROJECT	15.00	AC	200,000	3,000,000	---	---	---
B. A 1 RENOVATION / ADDITIONS 7 - 12	22.40	AC	424,107	---	9,500,000	---	---
C. A 2 RENOVATION / ADDITIONS 7 - 12	22.40	AC	421,875	---	---	9,450,000	---
D. NEW SCHOOL 7 - 12	23.70	AC	413,502	---	---	---	9,800,000
2. ABATEMENT / DEMOLITION OF EXISTING BUILDING				---	---	---	---
MAINTENANCE / REPAIR PROJECT							
A. ASBESTOS	202,543	GSF	6.50	1,316,530	---	---	---
B. PCB'S	202,543	GSF	8.50	1,721,616	---	---	---
C. SELECTIVE DEMOLITION	232,534	GSF	6.50	1,511,471	---	---	---
A 1 RENOVATION / ADDITIONS 7 - 12							
D. ASBESTOS	202,543	GSF	6.50	---	1,316,530	---	---
E. PCB'S	202,543	GSF	8.50	---	1,721,616	---	---
F. BUILDING DEMOLITION	27,840	GSF	10.50	---	292,320	---	---
G. SELECTIVE DEMOLITION	204,694	GSF	6.50	---	1,330,511	---	---
A 2 RENOVATION / ADDITIONS 7 - 12							
H. ASBESTOS	202,543	GSF	6.50	---	---	1,316,530	---
I. PCB'S	202,543	GSF	8.50	---	---	1,721,616	---
J. BUILDING DEMOLITION	59,525	GSF	8.50	---	---	505,963	---
K. SELECTIVE DEMOLITION	173,009	GSF	6.50	---	---	1,124,559	---

**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY**



TORRINGTON HIGH SCHOOL

DRAFT

DESCRIPTION	QTY	U / M	UNIT COST	MAINTENANCE / REPAIR PROJECT	A 1 RENOVATION / ADDITIONS 7 - 12	A 2 RENOVATION / ADDITIONS 7 - 12	NEW SCHOOL 7 - 12
NEW SCHOOL 7 - 12				---	---	---	---
L. ASBESTOS	202,543	GSF	5.50	---	---	---	1,113,987
M. PCB'S	202,543	GSF	7.50	---	---	---	1,519,073
N. BUILDING DEMOLITION	232,534	GSF	7.50	---	---	---	1,744,005
				---	---	---	---
				---	---	---	---
3. MAINTENANCE / REPAIR PROJECT	232,534	GSF	266.00	61,854,044	---	---	---
				---	---	---	---
4. A 1 RENOVATION / ADDITIONS 7 - 12	362,745	GSF		---	---	---	---
A. RENOVATE 3 STORY CLASSROOM WINGS	116,455	GSF	278.00	---	32,374,490	---	---
B. RENOVATE ADMIN. AREA	50,750	GSF	255.00	---	12,941,250	---	---
C. RENOVATE GYM / LOCKERS / GYM LOBBY	36,990	GSF	235.00	---	8,692,650	---	---
D. NEW HS BUILDING AREAS	85,680	GSF	297.00	---	25,446,960	---	---
E. NEW MS BUILDING AREAS	72,870	GSF	299.00	---	21,788,130	---	---
				---	---	---	---
5. A 2 RENOVATION / ADDITIONS 7 - 12	330,180	GSF		---	---	---	---
A. RENOVATE 3 STORY CLASSROOM WINGS	116,015	GSF	278.00	---	---	32,252,170	---
B. RENOVATE ADMIN. AREA	23,410	GSF	255.00	---	---	5,969,550	---
C. RENOVATE GYM / LOCKERS / GYM LOBBY	35,020	GSF	235.00	---	---	8,229,700	---
D. NEW HS BUILDING AREAS	55,935	GSF	301.00	---	---	16,836,435	---
E. NEW MS BUILDING AREAS	99,800	GSF	297.00	---	---	29,640,600	---
				---	---	---	---
6. NEW SCHOOL 7 - 12	292,680	GSF		---	---	---	---
A. NEW SCHOOL BUILDING	284,295	GSF	293.00	---	---	---	83,298,435
B. CENTRAL OFFICE	8,385	GSF	310.00	---	---	---	2,599,350
				---	---	---	---
				---	---	---	---
SUBTOTAL OF TRADE ITEMS:				69,403,660	115,404,456	107,047,121	100,074,849

**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY**



TORRINGTON HIGH SCHOOL

DRAFT

DESCRIPTION	QTY	U / M	UNIT COST	MAINTENANCE / REPAIR PROJECT	A 1 RENOVATION / ADDITIONS 7 - 12	A 2 RENOVATION / ADDITIONS 7 - 12	NEW SCHOOL 7 - 12
7. CT STATE SALES TAX (EXEMPT)				----	----	----	----
8. BUILDING PERMIT FEE: TOWN	\$12 / k +	/ K		849,559	1,408,079	1,306,162	1,220,620
9. A. C.M. - STAFF & REIMBURSABLES: @ MAINT./REPAIR	60	MO	83,826	5,029,560	----	----	----
B. C.M. - STAFF & REIMBURSABLES: @ A 1 RENO. / ADD.	74	MO	83,826	----	6,203,124	----	----
C. C.M. - STAFF & REIMBURSABLES: @ A 2 RENO. / ADD.	72	MO	83,826	----	----	6,035,472	----
D. C.M. - STAFF & REIMBURSABLES: @ NEW SCHOOL	36	MO	83,826	----	----	----	3,017,736
SUBTOTAL:				5,879,119	7,611,203	7,341,634	4,238,356
CONTINGENCY							
1. CONCEPTUAL DESIGN: CONTINGENCY	10.00	%		6,940,366	11,540,446	10,704,712	10,007,485
2. ESCALATION: 20 MONTHS TO BID DATE: DEC. 2021, 4.5% / ^	7.50	%		5,725,802	9,520,868	8,831,387	8,256,175
3. CMR - GMP CONTINGENCY, 3.00 %	3.00	%		2,462,095	4,093,973	3,797,497	3,550,155
SUBTOTAL:				15,128,263	25,155,286	23,333,596	21,813,815
CM FEES							
1. PRE-CONSTRUCTION PHASE	1	LS		110,000	180,000	170,000	160,000
2. CONSTRUCTION PHASE	1.75	%		1,582,193	2,592,992	2,410,141	2,207,223
SUBTOTAL:				1,692,193	2,772,992	2,580,141	2,367,223
BUILDERS: BOND / INSURANCE							
1. PERFORMANCE & PAYMENT BOND	0.75	%		690,774	1,132,080	1,052,269	963,707
2. INSURANCE GL / PL	1.00	%		927,940	1,520,760	1,413,548	1,294,580
SUBTOTAL:				1,618,714	2,652,840	2,465,816	2,258,286
TOTAL ESTIMATED CONSTRUCTION COSTS				\$ 93,721,949	\$ 153,596,776	\$ 142,768,309	\$ 130,752,530

**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY**



TORRINGTON HIGH SCHOOL

DRAFT

DESCRIPTION	QTY	U / M	UNIT COST	MAINTENANCE / REPAIR PROJECT	A 1 RENOVATION / ADDITIONS 7 - 12	A 2 RENOVATION / ADDITIONS 7 - 12	NEW SCHOOL 7 - 12
OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY OWNER							
1. LAND ACQUISITION: NONE				----	----	----	----
2. TOWN STAFF COSTS	1	LS		100,000	100,000	100,000	80,000
3. ARCHITECT / ENGINEER FEES, CONSULTANTS	6.00	%		5,623,317	9,215,807	8,566,099	7,845,152
4. ENVIRONMENTAL CONSULTANT (HAZARDOUS MATERIALS	1	LS		300,000	300,000	300,000	300,000
5. SURVEYS, BORINGS, GEOTECHNICAL REPORT	1	LS		90,000	120,000	120,000	150,000
6. TRAFFIC STUDY	1	LS		25,000	25,000	25,000	25,000
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS	1	LS		150,000	150,000	150,000	190,000
8. INDEPENDENT STRUCTURAL REVIEW	1	LS		50,000	80,000	80,000	100,000
9. INDEPENDENT CODE COMPLIANCE (LOCAL) REVIEW	1	LS		40,000	60,000	60,000	80,000
10. OTHER CONSULTANTS: FURN., TECH., SEC.	1	LS		80,000	100,000	100,000	120,000
11. PRINTING, MAILING, ALLOWANCE	1	LS		40,000	40,000	40,000	40,000
12. FURNITURE, EQUIPMENT: 907 STD, 1,571 STDTS	1,571	STD	1,500.00	1,360,500	2,356,500	2,356,500	2,356,500
13. TELEPHONE SYSTEM	1	LS		150,000	180,000	180,000	180,000
14. TECHNOLOGY EQUIPMENT: 907 STD, 1,571 STDTS	1,571	STD	1,650.00	1,496,550	2,592,150	2,592,150	2,592,150
15. SECURITY SYSTEM	1	LS		200,000	350,000	350,000	250,000
16. BUILDER'S RISK INSURANCE	0.27	%		253,049	414,711	385,474	353,032
17. MOVING EXPENSES, STORAGE	1	LS		220,000	350,000	350,000	250,000
18. BOND / SHORT TERM FINANCING FEES	1.00	%		937,219	1,535,968	1,427,683	1,307,525
19. LEGAL EXPENSES	1	LS		50,000	65,000	65,000	65,000
20. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/ K		24,368	39,935	37,120	33,996
21. COMMISSIONING	1	LS		220,000	350,000	350,000	250,000
22. UTILITIES (DURING CONSTRUCTION)	1	LS		200,000	275,000	225,000	250,000

**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE
PROJECT COST SUMMARY**



TORRINGTON HIGH SCHOOL

DRAFT

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23. OWNERS CONTINGENCY	5.00	%		5,266,598	8,614,842	8,031,417	7,378,544
24. OWNERS REPRESENTATIVE: ALLOWANCE	1	LS		1,500,000	1,500,000	1,500,000	1,500,000
25. MISC. EXPENCES	1	LS		100,000	150,000	150,000	125,000
				---	---	---	---
TOTAL ESTIMATED OWNERS "SOFT" COSTS:				\$ 18,476,601	\$ 28,964,913	\$ 27,541,443	\$ 25,821,899
TOTAL ESTIMATED PROJECT COST:				\$ 112,198,550	\$ 182,561,689	\$ 170,309,752	\$ 156,574,428
ESTIMATED ELIGIBLE PROJECT COST:				64,480,901	161,656,759	150,734,652	139,281,263
REIMBURSEMENT REDUCTION				(17,721,744)	(33,787,393)	(19,396,548)	(3,361,552)
STATE ALLOWABLE SF PER STUDENT		SF / SDT		180.5	171.0	171.0	171.0
NET ELIGIBLE				46,759,157	127,869,366	131,338,105	135,919,712
ESTIMATED STATE REIMBURSEMENT - % TO BE CONFIRMED BY TOWN	72.50 / 62.50			33,900,389	92,705,290	95,220,126	84,949,820
ESTIMATED NET COST TO TORRINGTON				\$ 78,298,161	\$ 89,856,399	\$ 75,089,626	\$ 71,624,608
ADD: POOL ADDITION - A 1 = 23,560 GSF, A 2 = 19,320 GSF, NEW SCH. = 16,287 GSF			\$ 462.40	-----	\$ 10,894,144	\$ 8,933,568	\$ 7,531,109
ADD: SYNTHETIC TURF COMBINATION FIELD IN LIEU OF NATURAL TURF							\$ 1,500,000