

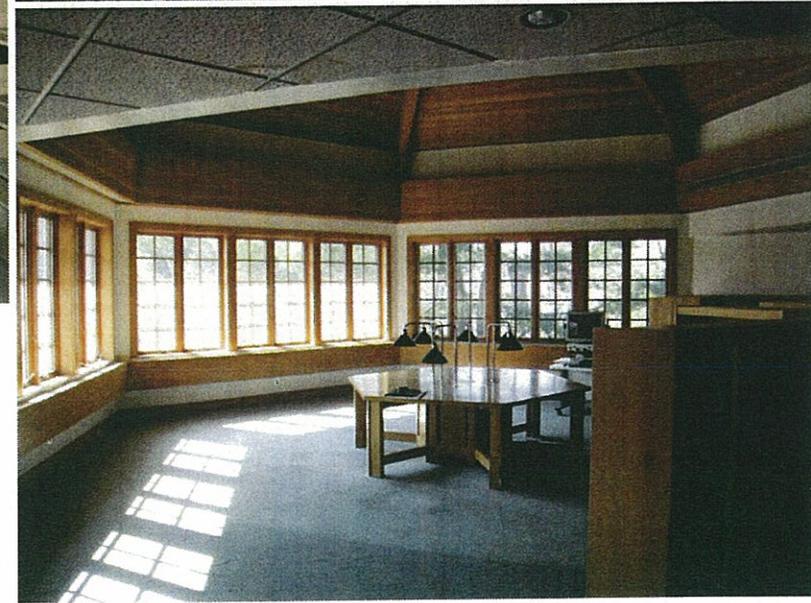
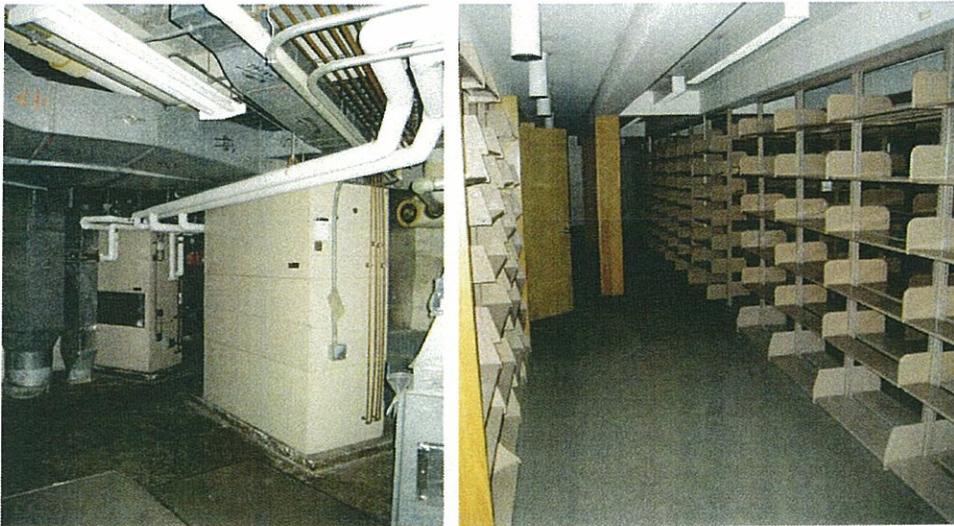


**DARIEN BOARD OF EDUCATION OFFICES – VE DESIGN**  
BEINFELD ARCHITECTURE & QA ARCHITECTS

September 19, 2011

## Facility Assessment

- Adequate Space for Program
- Building Aesthetics
- ADA & Accessibility
- Mezzanine Head Height
- Natural Light
- Condition of Existing MEP Systems
- Building Envelope
- ADA & Accessibility



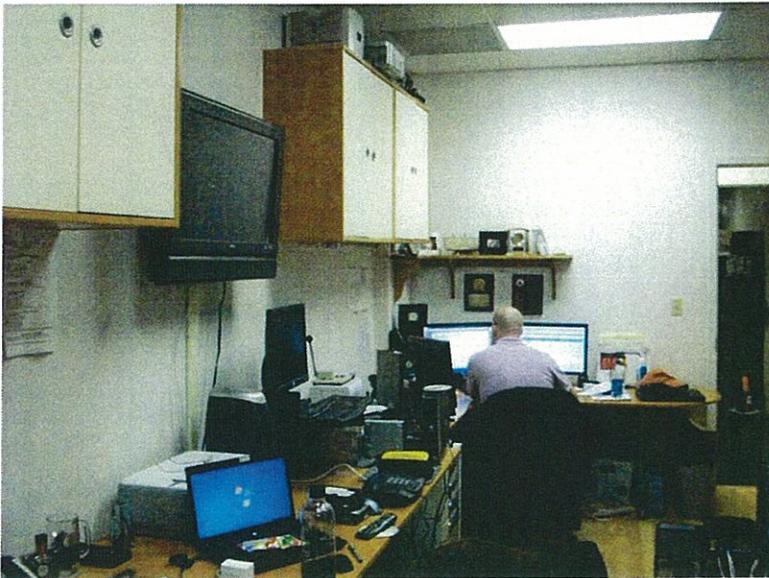
## Program Assessment

- Evaluation of Existing Space
- Review Prior Reports
- User Survey / Questionnaire
- Staff Interviews



- Natural Light
- Program Adjacencies
- Adequacy of Space
- Storage – Active & Archive
- Clear and Simple Circulation
- Environmental Comfort
- ADA & Accessibility

**DARIEN BOARD OF EDUCATION OFFICES – DESIGN PRIORITIES**  
BEINFELD ARCHITECTURE & QA ARCHITECTS

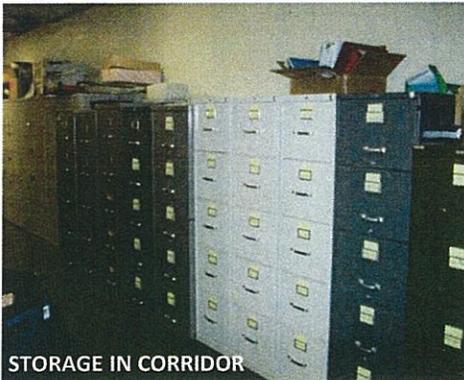


Department	BOE Ed Spec	Existing SF	Option A
<b>Superintendent Office</b>			
Superintendents Office	425	434	440
Executive Secretary	150	150	164
Assistant Superintendent	7	225	194
Assistant Superintendent	7	225	194
Asst. Superintendents Secretary	65	63	90
Toilet	0	0	0
Archive Storage in Basement	0	0	100
Storage	<b>STORAGE ADDED</b>		
Active File Storage	TBD -Arch	0	52
Supplies Storage	0	0	8
<b>Sub-Total Superintendent Office</b>	<b>1,050</b>	<b>1,035</b>	<b>1,244</b>
<b>Business Office</b>			
Director of Finance	225	139	225
Assistant Director of Finance	150	152	154
Secretary	65	63	85
Accounts Payable Clerk	<b>STORAGE ADDED</b>		
Bookkeeper	65	49	80
Benefits Coordinator / Work & Meeting Area	7	150	145
Storage	0	0	128
<b>Sub-Total Business Office</b>	<b>720</b>	<b>744</b>	<b>889</b>
<b>Facilities &amp; Operations</b>			
Director of Facilities & Operations	225	227	225
Secretary - Facilities Office	65	48	97
Maintenance Supervisor	150	0	NPS
Food Service Director	150	0	155
Food Service Secretary	<b>FOOD SERVICE DIRECTOR'S OFFICE</b>		
Trans Work Area	65	0	75
Storage	65	0	NPS
<b>Sub-Total Facilities &amp; Operations</b>	<b>720</b>	<b>275</b>	<b>552</b>
<b>Reception &amp; Cont. Ed/Summer School</b>			
Continuing Ed & Summer School / Work Area	65	182	101
Receptionist	65	63	74
Summer School Secretary	0	63	0
Coat Closet	16	16	5
Waiting Area	TBD -Arch	144	152
<b>Sub-Total Reception &amp; Cont. Ed/Summer School</b>	<b>146</b>	<b>468</b>	<b>332</b>
<b>Information Technology</b>			
Director of IT	150	219	178
Systems Engineer	65	45	70
Systems Engineer	65	45	70
Systems Engineer	65	45	70
Data Manager	0	0	70
Intern	65	45	70
Network Manager	0	0	0
Storage	<b>STORAGE CONSOLIDATED</b>		
Work area	TBD -Arch	724	371
Storage	0	0	140
<b>Sub-Total Information Technology</b>	<b>410</b>	<b>1,323</b>	<b>1,039</b>
<b>Personnel</b>			
Personnel Coordinator	7	150	152
Archive Storage in Basement	0	0	200
Active Storage	<b>STORAGE ADDED</b>		
Workstations	0	0	106
Workstations	0	0	35
<b>Sub-Total Personnel</b>	<b>150</b>	<b>152</b>	<b>538</b>
<b>Meeting Rooms</b>			
BOE Mtg Rm / Prof. Development 76 Seats	8	TBD -Arch	992
Small Meeting Room 6 Seats	0	0	0
Recording Room	0	30	40
Large Conference Room 25 Seats	<b>PUBLIC MEETING ROOM</b>		
Small Conf Rm 14 Seats	TBD -Arch	466	673
Small Conf Rm 14 Seats BOE Exec Session	TBD -Arch	364	272
Small Conf Rm 14 Seats BOE Exec Session	8	TBD -Arch	0
<b>Sub-Total Meeting Rooms</b>	<b>0</b>	<b>1,852</b>	<b>3,820</b>

**DARIEN BOARD OF EDUCATION OFFICES – PROGRAM SPACE ANALYSIS**  
 BEINFELD ARCHITECTURE & QA ARCHITECTS



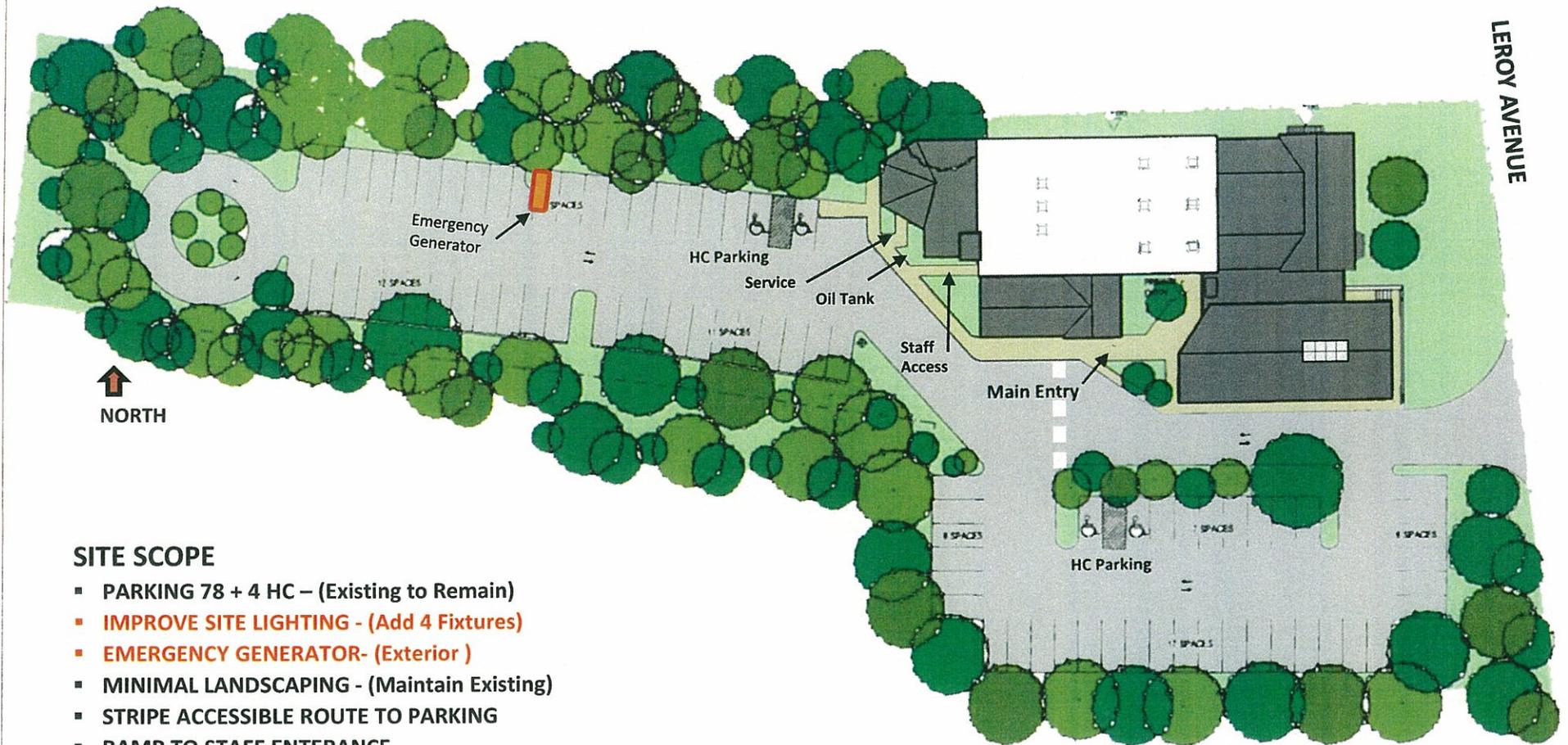
- Public Meeting Room 1,074SF
- Large Conference Room 207 SF
- Lower Level Toilets & Corridor 444 SF
- Program Space
- Sp Ed / Food Service / Storage 904 SF



Department	BOE Ed Spec	Existing SF	Option A
<b>Special Education</b>			
Director Of Special Education	150	120	177
Assistant Director	150	125	174
Secretary - Sp Ed Director	65	49	66
Secretary	65	49	66
Secretary	65	49	75
Aide - Autism & Inclusion Trainer	65	49	73
Legal Compliance	65	49	75
Specialist All District Inclusion	65	60	77
Specialist All District Speech	65	60	71
Specialist All District Assistive Tech	65	60	70
BCBA	0	0	0
BCaBA's	0	0	0
Archive Storage in Basement	0	0	150
Conference 6 Seats	TBD -Arch	0	261
Record Storage / Files	TBD -Arch	100	150
Tutoring Room 4 Seats	TBD -Arch	100	79
Tutoring Room 4 Seats	TBD -Arch	0	79
<b>Sub-Total Special Education</b>	<b>820</b>	<b>871</b>	<b>1,643</b>
<b>Program Support</b>			
Copy & Workroom	TBD -Arch	205	157
Copy & Workroom	TBD -Arch	202	142
Staff Lunch Room	TBD -Arch	182	230
Archive Files Record Storage - Basement	5	0	150
Mail Room	6	150	102
Receiving	140	180	284
<b>Sub-Total Program Support</b>	<b>290</b>	<b>909</b>	<b>1,065</b>
<b>Total Program Area</b>	<b>4,346</b>	<b>7,429</b>	<b>11,122</b>
<b>Building Infrastructure</b>			
Men's & Unisex Rest Rooms	Per Code	160	210
Women's Rest Rooms	Per Code	160	266
Janitors Closet on Each Floor (Total SF)	72	25	46
Mechanical Rooms Lower Level	As Required	0	Existing
Mechanical Rooms - Basement	As Required	0	Existing
Maintenance Shop	2	AREA TBD	NPS
Central Freezer	2	1800 CF AREA 300 SF	NPS
Maintenance Lunch Room	2	AREA TBD	NPS
Electrical Rooms/Closets	As Required	0	Existing
General Storage	3	1,000	295
Elevator & Machine Room	As Required	0	Existing
IT Head end Room	As Required	0	35
Lobby, Circulation, Walls, Gross-Up Etc.	As Required	3,004	6,433
<b>Sub-Total Building Infrastructure</b>	<b>1,072</b>	<b>3,349</b>	<b>7,285</b>
<b>TOTAL GROSS BUILDING AREA RENOVATIONS</b>	<b>5,418</b>	<b>15,778</b>	<b>18,407</b>

**GROSS AREA INCREASE 2,629 SF**

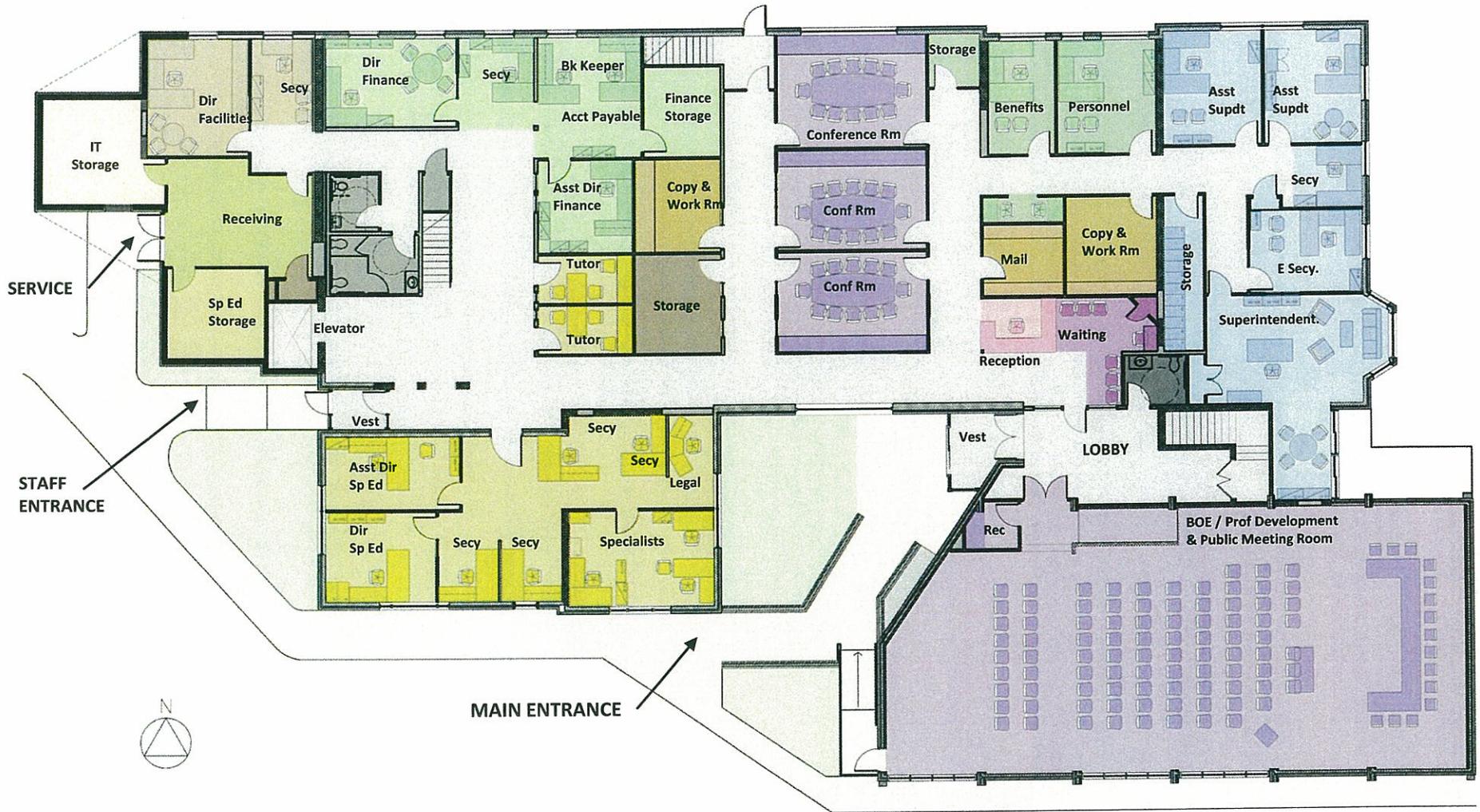
**DARIEN BOARD OF EDUCATION OFFICES – PROGRAM SPACE ANALYSIS**  
**BEINFELD ARCHITECTURE & QA ARCHITECTS**



**SITE SCOPE**

- PARKING 78 + 4 HC – (Existing to Remain)
- **IMPROVE SITE LIGHTING - (Add 4 Fixtures)**
- **EMERGENCY GENERATOR- (Exterior )**
- MINIMAL LANDSCAPING - (Maintain Existing)
- STRIPE ACCESSIBLE ROUTE TO PARKING
- RAMP TO STAFF ENTERANCE
- REMOVE OIL TANK (Not In Project Scope)
- REPAIR HC ACCESS RAMPS

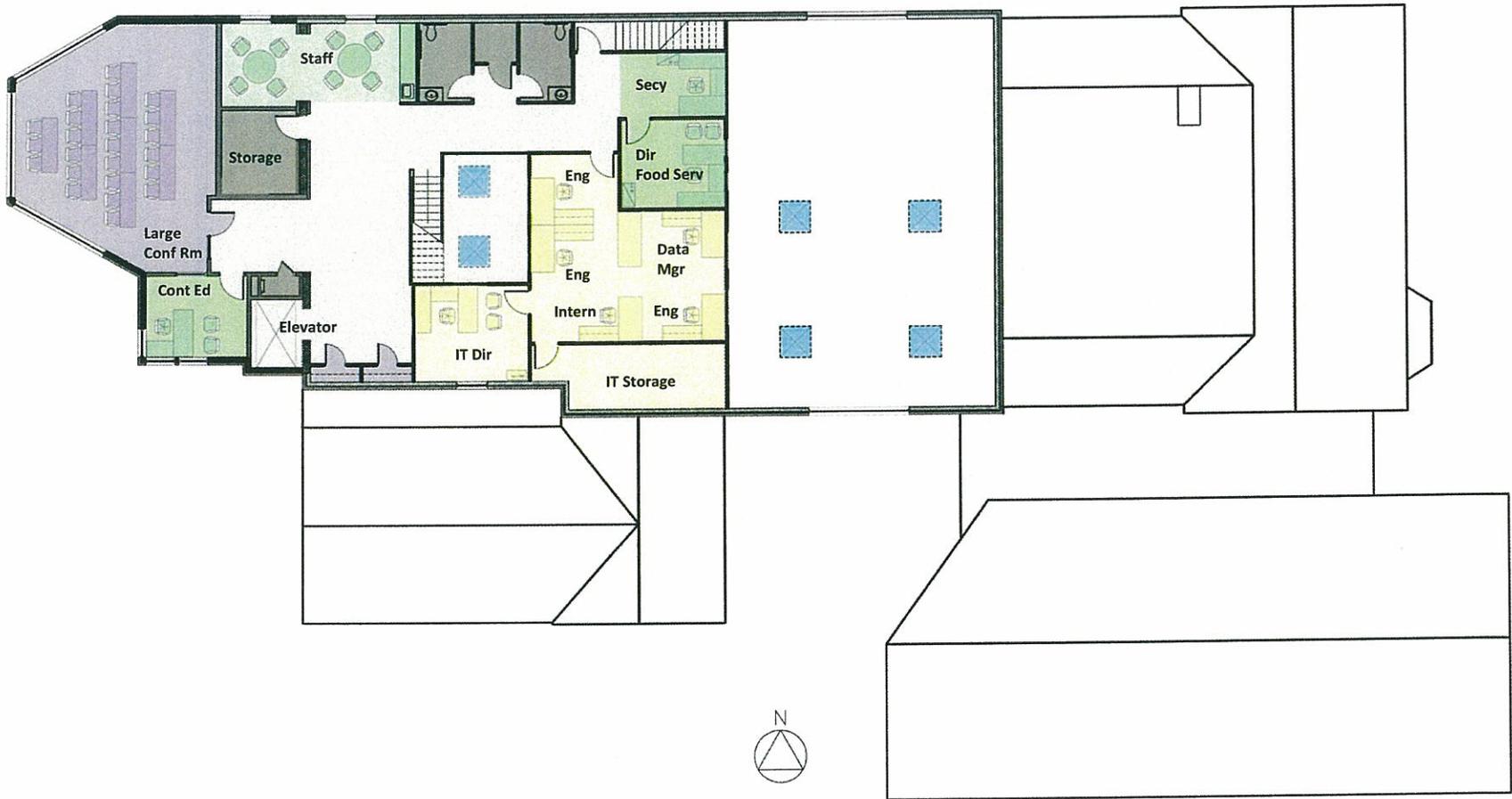
**SITE PLAN**



1,074SF Public Meeting Room  
 207 SF Large Conference Room  
 444 SF Lower Level Toilets & Corridor

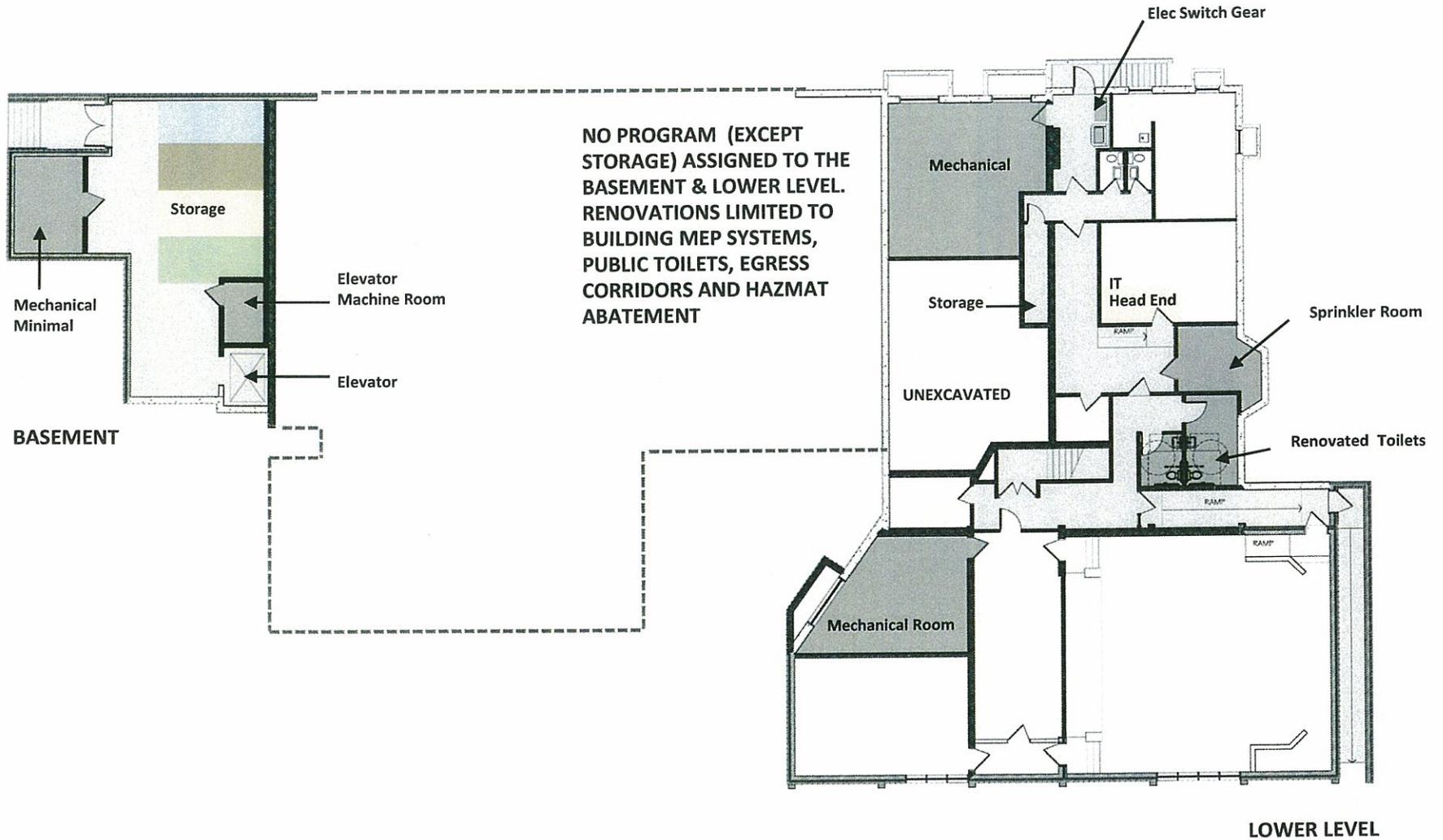
## MAIN LEVEL PLAN

**DARIEN BOARD OF EDUCATION OFFICES**  
 BEINFELD ARCHITECTURE & QA ARCHITECTS



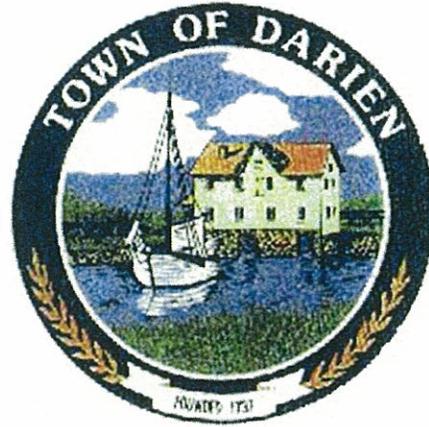
**MEZZANINE LEVEL PLAN**

**DARIEN BOARD OF EDUCATION OFFICES**  
 BEINFELD ARCHITECTURE & QA ARCHITECTS

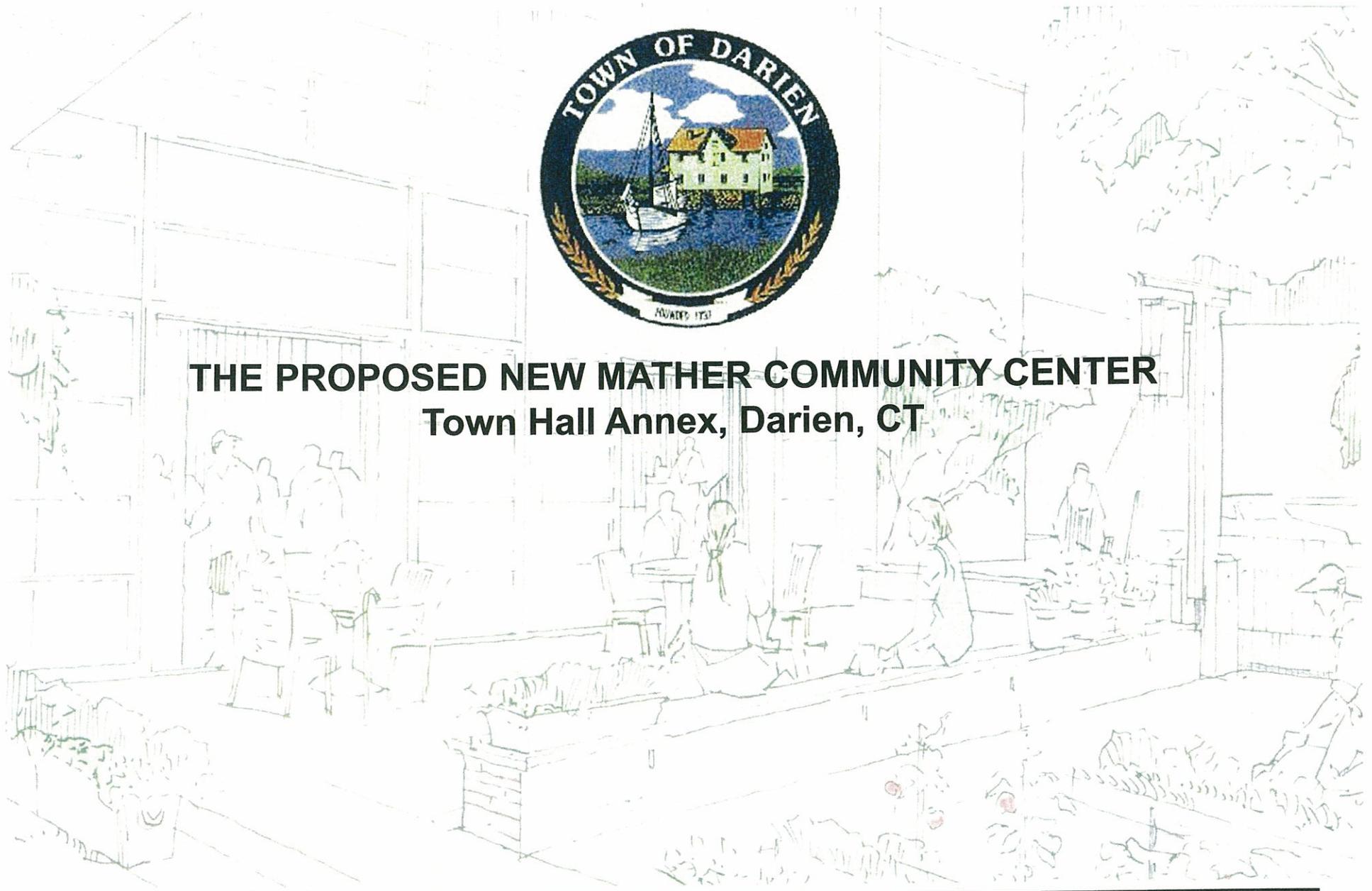


**BASEMENT / LOWER LEVEL PLAN**

**DARIEN BOARD OF EDUCATION OFFICES – VE DESIGN**  
 BEINFELD ARCHITECTURE & QA ARCHITECTS



**THE PROPOSED NEW MATHER COMMUNITY CENTER**  
**Town Hall Annex, Darien, CT**



## Process – Program & Design

### Program Review

1. Focus Groups
2. Demographic Study
3. Staff Interviews
4. Comparative Analysis
5. Final Program

### Facility Review

1. Capacity Analysis

### Schematic Design

1. Floor Plans
2. Exterior Elevations
3. Images
4. Finishes

### Design Development & Estimating



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## Scope of Work

## Interviews & Reporting

Activity Interaction  
Patron & Staff Interviews  
Report Preparation

1. Zumba
2. Lunch Group
3. Parks & Recreation
4. Woodworking
5. Quilting
6. Short Story
7. Darien Arts Center
8. Youth Services
9. Painting
10. Stonecutting
11. Kitchen
12. Current Events

Patrons  
"Tenants"



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## Focus Groups

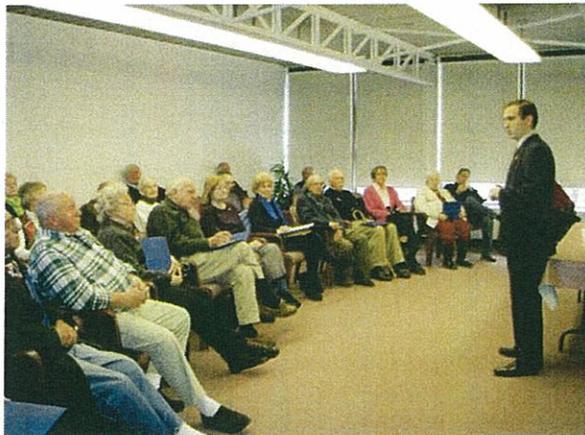
Population Demographics – 2010 CENSUS & CERC DATA

<u>Age Category</u>	<u>2010</u>	<u>Percentage of Total Population - Darien</u>	
Under 5 Years	2,435	11.7	4,901 23.6% of the population in 2010 is "Active Senior" 55 years +
6 to 18 years	4,946	23.8	
18 to 24 years	750	3.6	
25 to 34 years	1,104	5.3	
35 to 49 years	5,295	25.5	
50 to 64 years	3,824	18.4	
65 and Above	2,378	11.5	

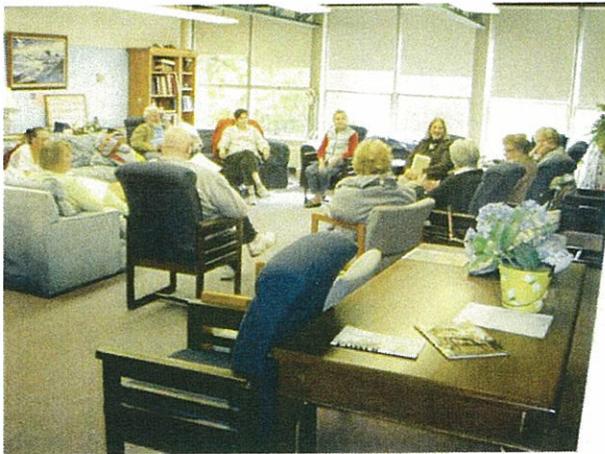
Population – Actual and Projected

<u>Category</u>	<u>1995a</u>	<u>2000b</u>	<u>2010c</u>	<u>2015d</u>	<u>2020e</u>	<u>2025f</u>	<u>2030g</u>	<u>2035g</u>	<u>2040g</u>	<u>2045g</u>	<u>2050g</u>
Growing Elderly 55 and Older	4,494	4,301	4,901	5,393	6,355	7,318	7,818	6,920	6,399	5,033	3382
Percentage of total population	24.7	21.9	23.6	25.4	29.2	32.8	33.9	29.3	26.6	20.4	13.2

- a. based on CERC data 1995
- b. based on CENSUS 2000
- c. projected rates based on CERC 2010 and Census 2010
- d. projected rates based on Census data and Confirmed State / Region / National Growth Trends
- e. projected population is based on national and state growth rates and is adjusted for actual results
- f. projected population is based on ct state data center data and adjusted for actual results
- g. projected population is based on 5% per decade max growth since 1960.

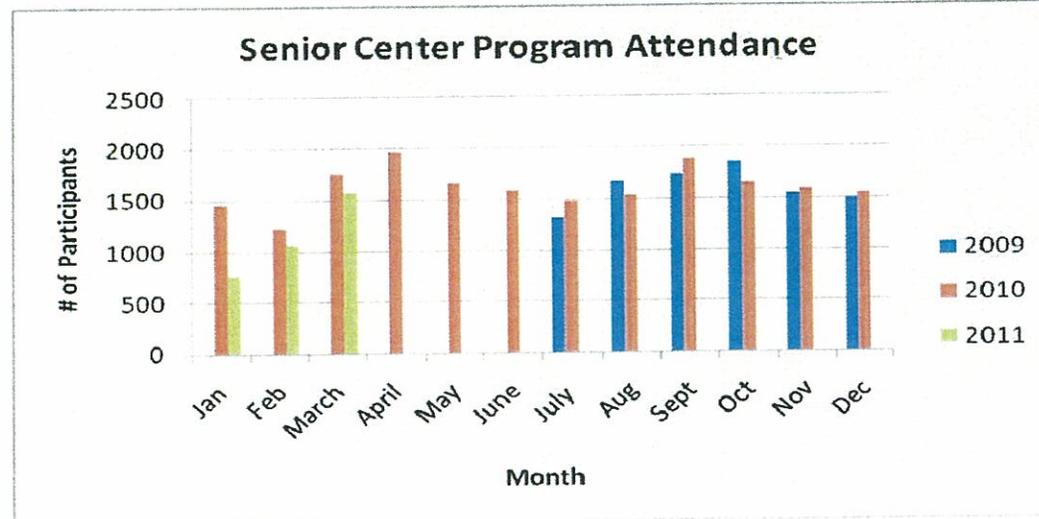
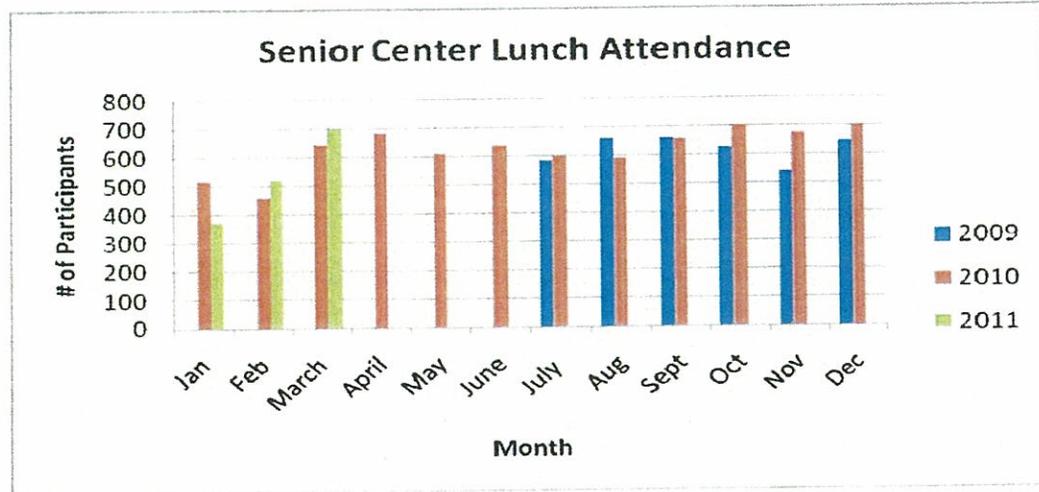


## Senior Center Use



## Statistical Growth of Senior Center Use

Darien



## Demographic Assessment

## Staff Interview & Comparative Analysis

Senior Center Director  
Comparative Evaluation  
Final Program

Based on:

Growing Senior Population  
Growing Demand  
Current Program Amenities  
Projected Program Changes  
Ideal services for the Elderly

Page	Building Program Space	Associated Net Area
1	ENTRY VESTIBULE	75 sf
2	LOBBY & SERVICES	435 sf
3	COMMUNITY INFORMATION CENTER	In Lobby
4	CAFÉ	225 sf
4	GALLERY	In Circulation
5	HEALTH SCREENING	200 sf
5	SENIOR RETAIL STORE	150 sf
6	MUSIC PRACTICE AREA	250 sf
7	ADMINISTRATIVE OFFICES & AGING in PLACE	950 sf
9	YOUTH SERVICES – CAMP OFFICE & STORAGE	1,100 sf
10	DARIEN ARTS CENTER – VISUAL ARTS SPACE	1,900 sf
11	GAME ROOMS / BILLIARDS (3)	1,600 sf
12	ACTIVITY / COMPUTER CLASSROOM (1 + LAB)	950 sf
13	LIBRARY / ACTIVITY SPACE	600 sf
14	ARTS & CRAFTS (2)	1,650 sf
15	WOODWORK SHOP	950 sf
16	HARD CRAFTS	900 sf
17	EXERCISE ROOM	650 sf
18	FITNESS ROOM	1,500 sf
18	CHANGING ROOMS / JAN	500 sf
19	MULTI-PURPOSE ROOM	3,150 sf
20	KITCHEN	525 sf
20	TOILET ROOMS	500 sf
21	ELECTRIC ROOMS	100 sf
21	MECHANICAL ROOM	175 sf
21	WATER / SPRINKLER ROOM	50 sf
21	EMERGENCY GENERATOR	On-site
21	CIRCULATION	Net to Gross
	Sub-Total of Net Space Needs	19,085 sf
	Net to gross Calculation	x 1.20
	<b>Total Gross Space Needs</b>	<b>22,900 SF</b>

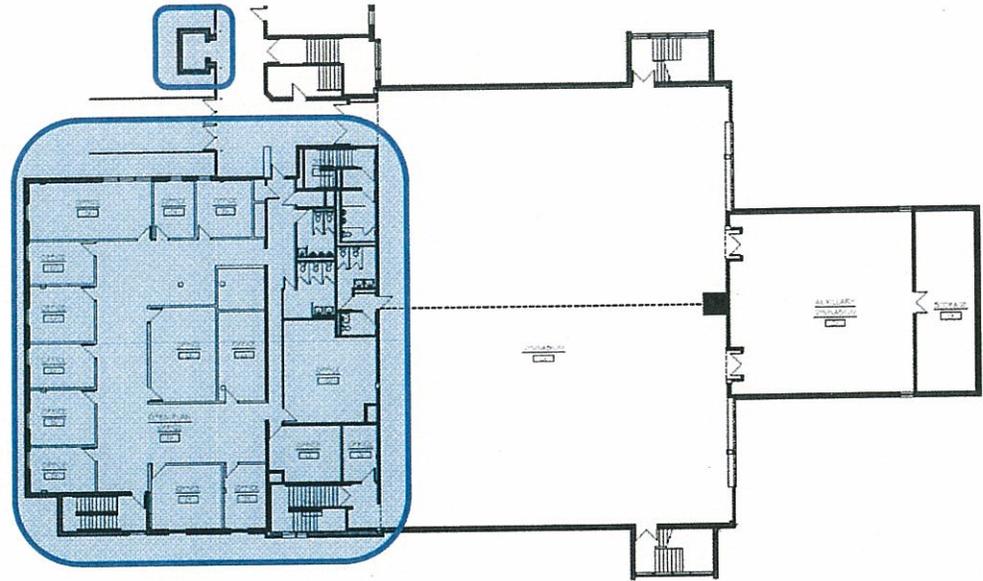
Changes Highlighted

Gross Program Needs 22,900 SF

## Final Program

## Area Analysis & Viability Study

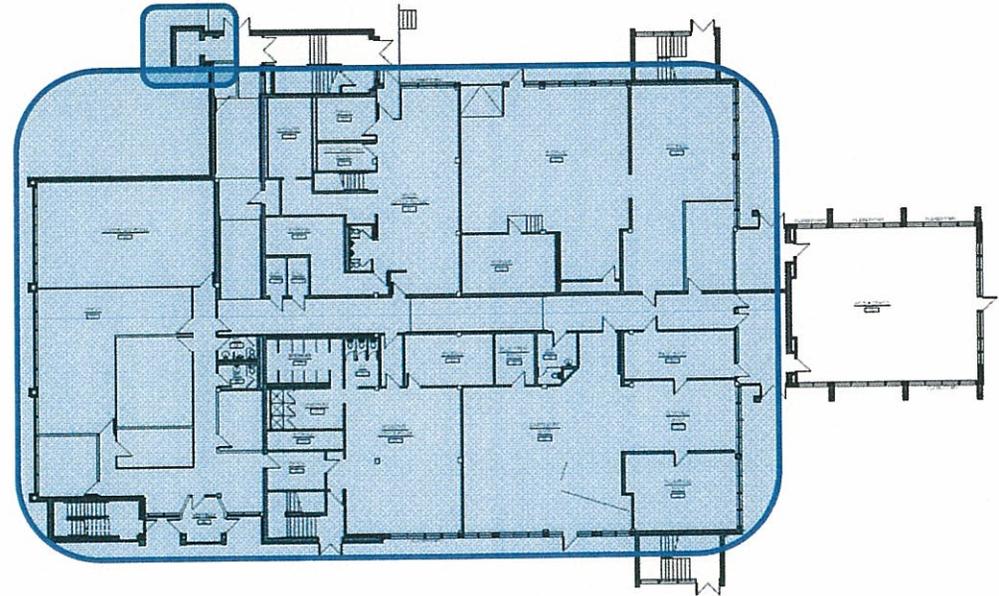
- Identify total building area
- Identify building & site assets
- Identify overall infrastructure
- Identify overall challenges



- Compare with program needs
- Compare with large space requirements
- Compare with accessibility demands
- Compare with site demands

Established Positive Viability

Gross Area Available 24,200 SF

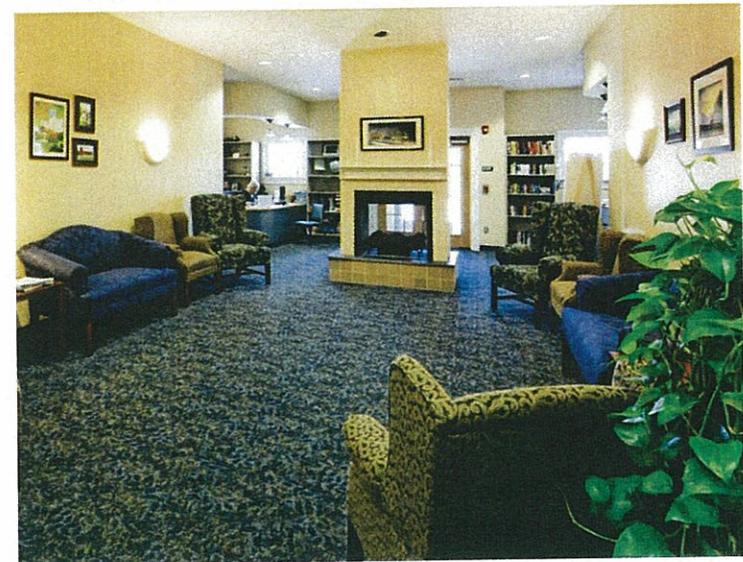
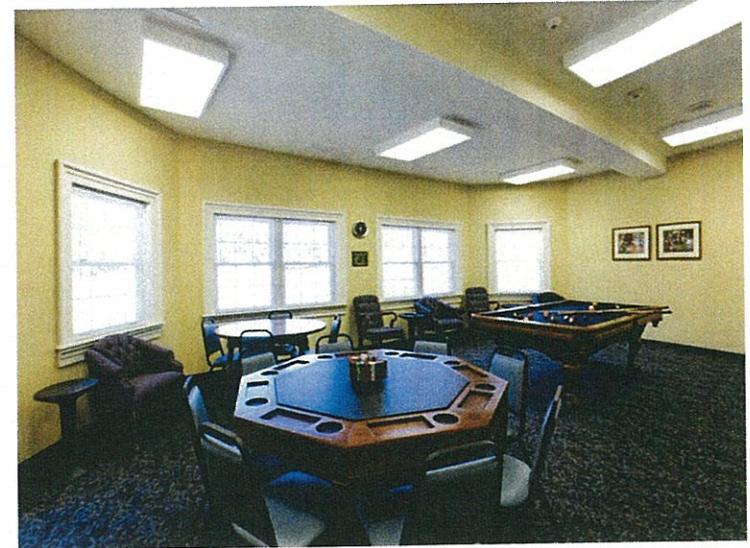


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## Facility Review

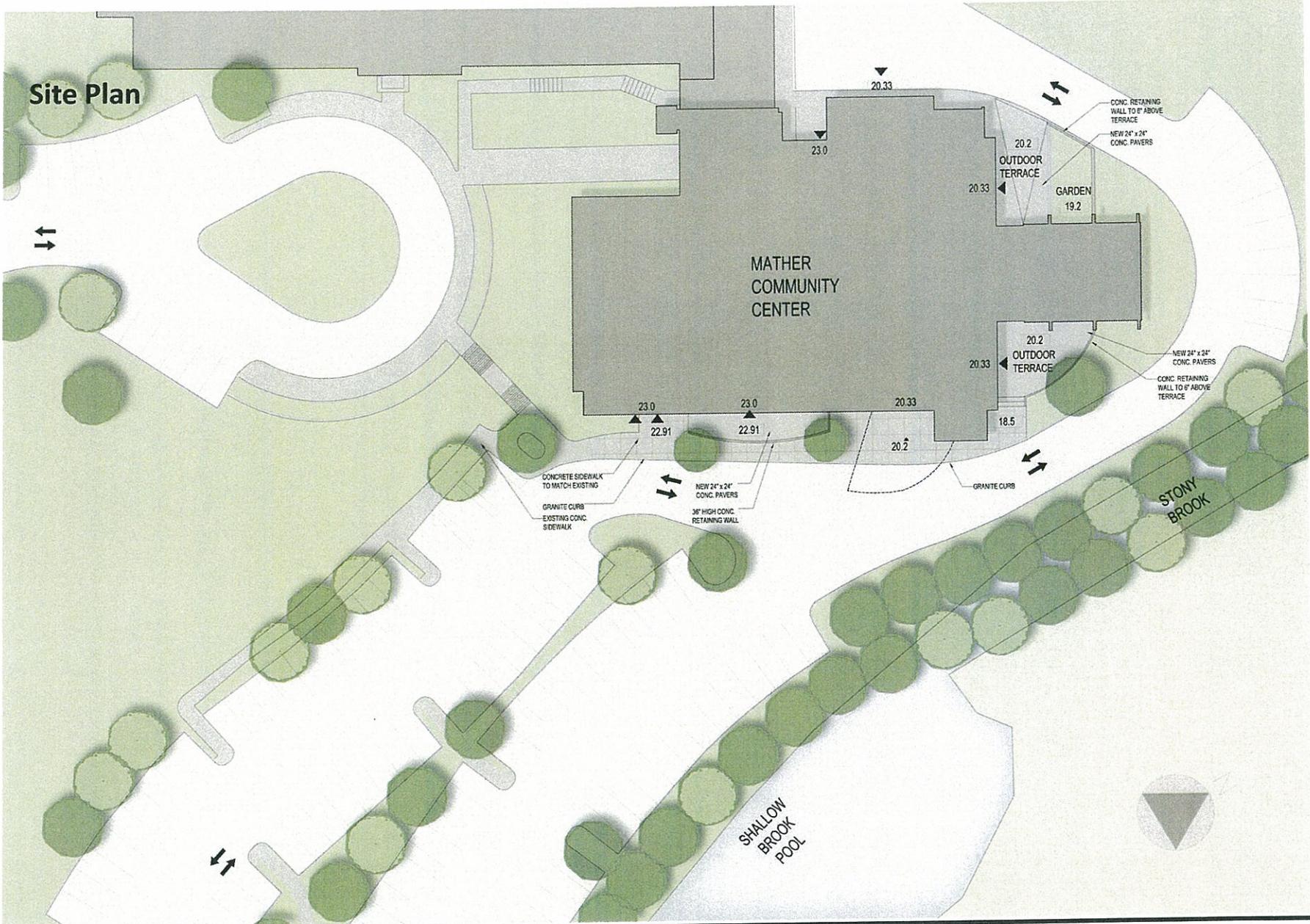
## Design Goals

- Expand Circulation & Socialization Spaces
- Incorporate focus of Physical Health
- Bring more light into the program and circulation spaces
- Focus on Warm, Personal Feel Space
- Create a new image for the center



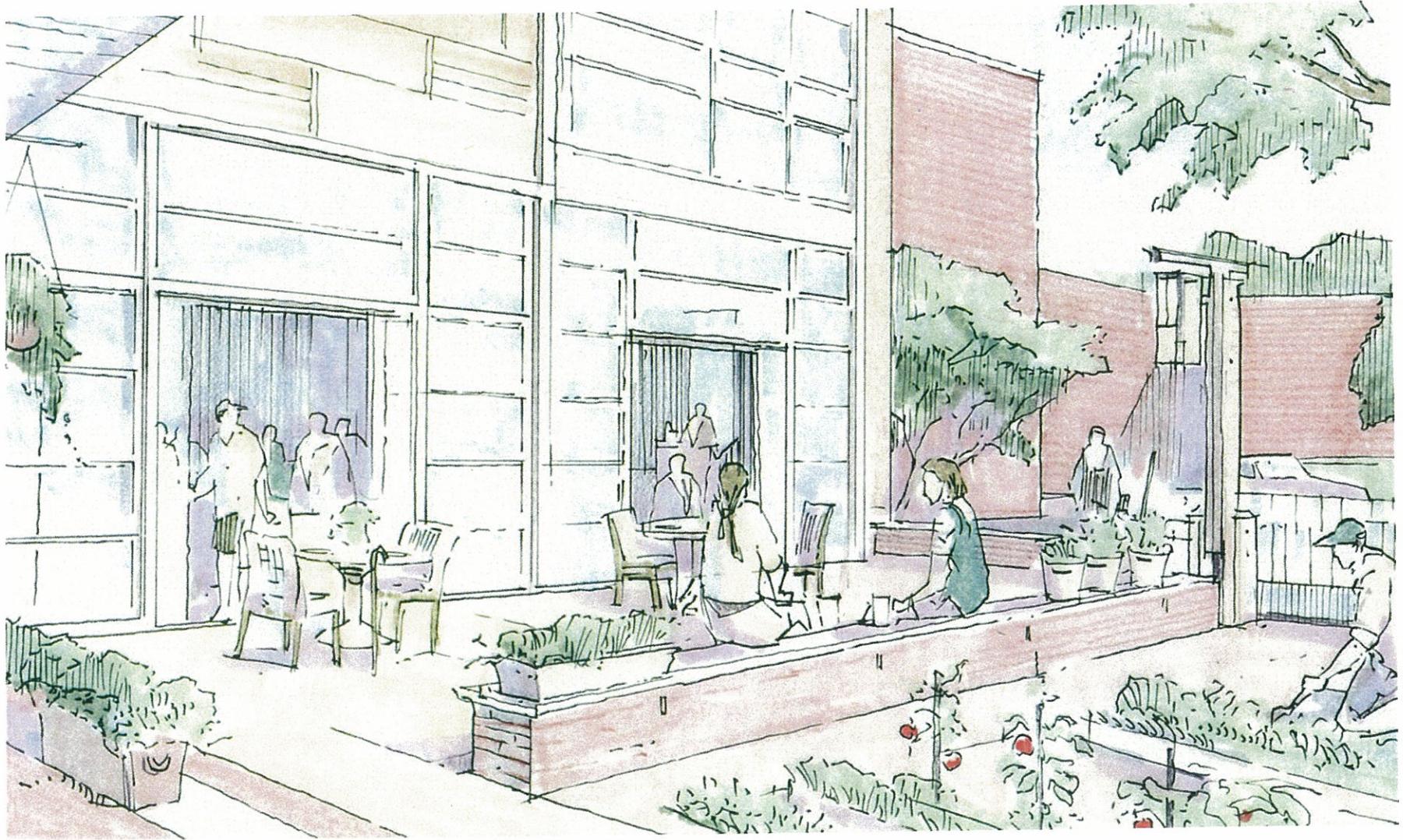
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**Schematic Design**



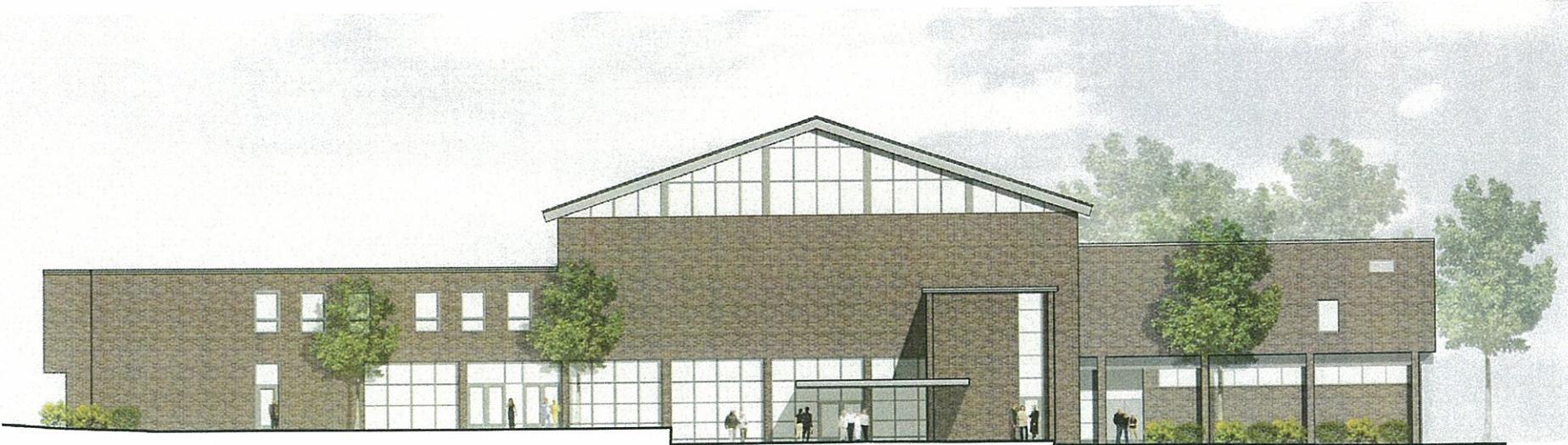
**Schematic Design**

## Images / Features



## Schematic Design

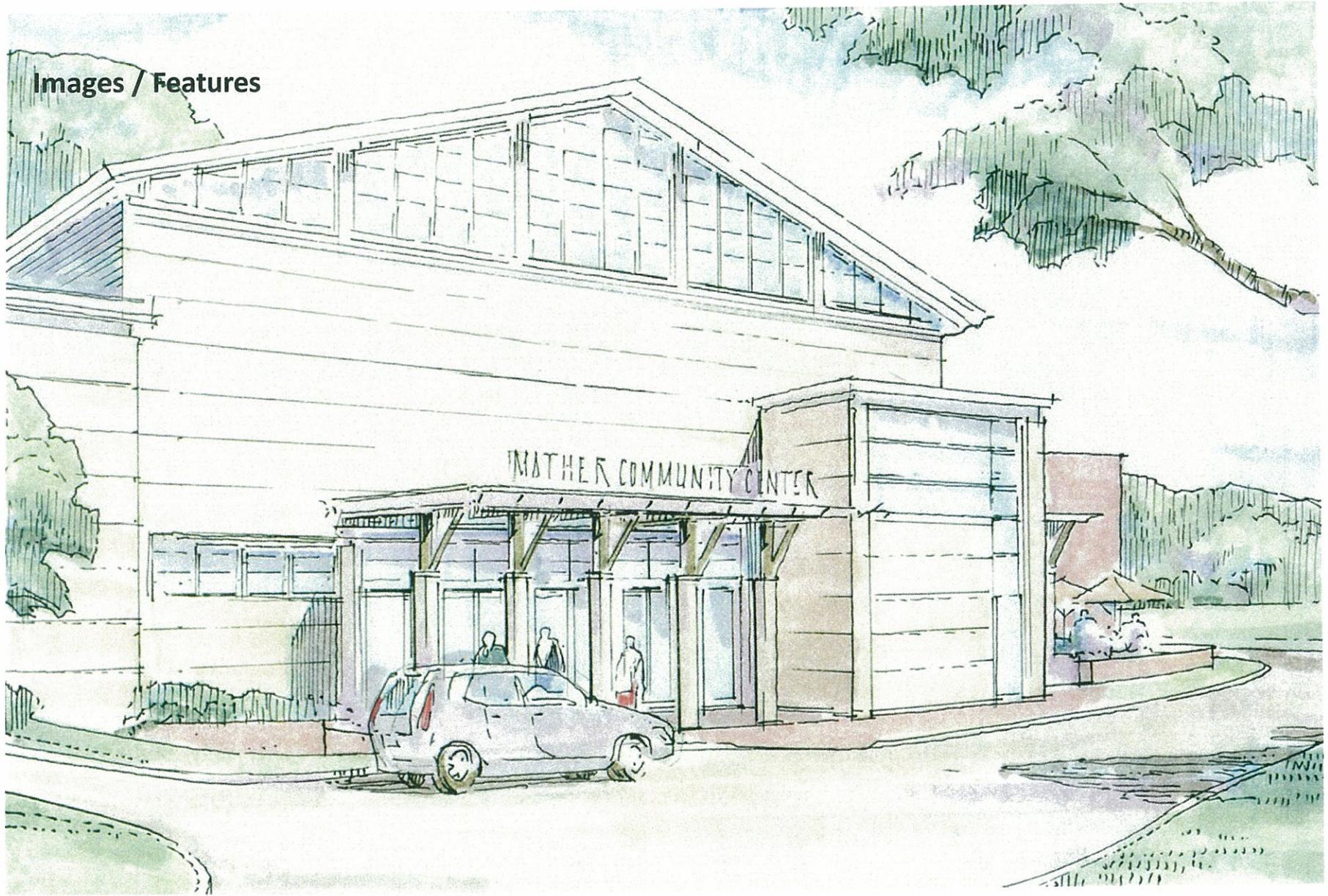
**Exterior Elevation**



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**Schematic Design**

Images / Features



Schematic Design

# First Floor Plan



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# Schematic Design

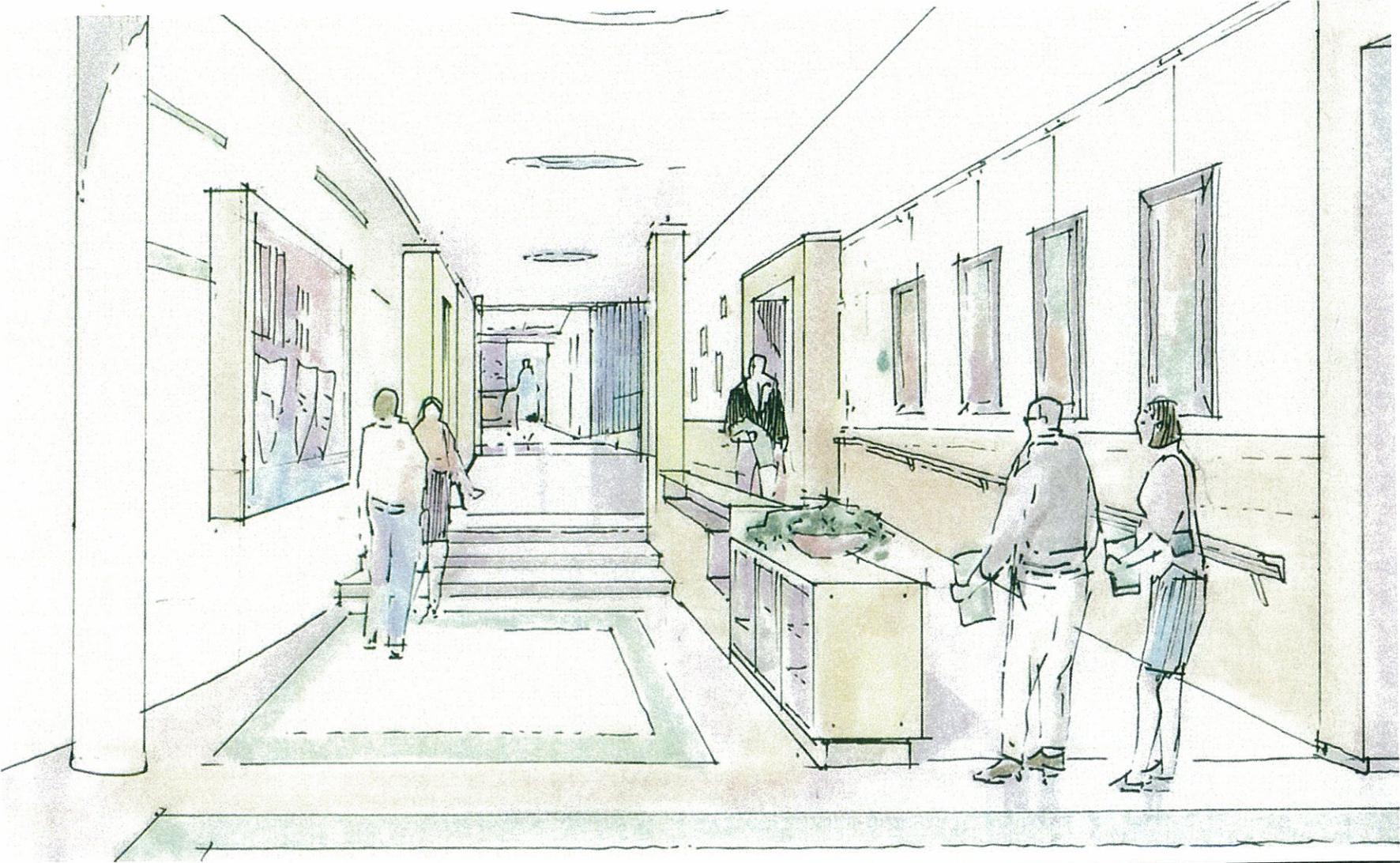
## Images / Features



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## Schematic Design

**Images / Features**



**Schematic Design**

Images / Features



Schematic Design

Second Floor Plan



Schematic Design

## Images / Features



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## Schematic Design

## Images / Features



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## Schematic Design



QUISENBERRY ARCARI  
ARCHITECTS LLC

SPECIALIZING IN THE DESIGN OF  
**Senior Center Projects**

“Our goal is to exceed the expectations of our clients’ needs through excellence in design and uncompromising service.”

A handwritten signature in blue ink, appearing to read 'H. P. Clark', is written in a cursive style on the right side of the page.



QUEENBERRY ARCADIA  
ARCHITECTS

9/15/2011



## Darien Board of Education

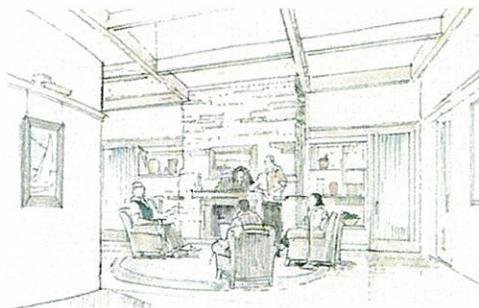
35 Leroy Avenue

Project Development Cost

Subtotal Construction	\$	-	APC Construction Estimate
Design / Estimate Contingency	\$	-	In CM Estimate
Construction Contingency	\$	-	In CM Estimate
FFE Budget & Design Fee	\$	12,500.00	To Be Confirmed by BOE
Basic Service AE - Additional Scope	6%	\$	- % of Construction Cost - From Owners Contingency \$27,500
Civil & Landscape Consultants	\$	10,000.00	Based on estimated Site Scope
Land use / P&Z Approvals	\$	-	Hourly - Contingent on Site Scope
HAZMAT Consultant	\$	-	By the Town
HAZMAT Monitoring	\$	-	By the Town
Building Permit	\$	-	Full Fee waived by the Town
Financing/Bonding	\$	-	To be Determined/confirmed by Town of Darien
Legal	\$	-	To be Determined/confirmed by Town of Darien
CM Bond	\$	-	Included in Construction Cost
CM Fee	\$	-	Included in Construction Cost
Site Survey, Wetland Survey & Delineation	\$	-	If Required for submission to P&Z - \$12,500
Traffic	\$	-	If Required for submission to P&Z - \$10,000
Move, Relocation & Temporary Conditions	\$	-	Included in Project Cost for the MCC
Special Inspections	\$	3,500.00	
Material Testing	\$	-	Included in Project Cost for the MCC
Geotechnical	\$	-	Not Anticipated
Estimating	\$	-	By Construction Manager
Telecommunications & Data	\$	-	Existing Equipment Relocated
Technology Equipment & AV Systems	\$	10,000.00	Allowance
Record Drawings	\$	-	By Contractors
Utility Company Fees	\$	-	Allowance
Document Reproduction	\$	-	Included in Project Cost for the MCC
LEED Silver	\$	-	Not Anticipated
Reimbursables	\$	-	Included in Project Cost for the MCC
Advertising	\$	-	Included in Project Cost for the MCC
Owners Project Contingency	3.50%	\$	- Included in Project Cost for the MCC
<b>Sub-Total Project Development</b>	<b>\$</b>	<b>36,000.00</b>	

Escalation at 2.5% per year (6 Months)

**DARIEN BOARD OF EDUCATION OFFICES – ESTIMATED COST**  
BEINFELD ARCHITECTURE & QA ARCHITECTS



**Renovation of The Town Hall Annex  
For The New Mather Center  
Darien, CT**

**Soft Costs – Fees & Contingency**

Topographic Survey of Existing Conditions	\$ 5,000.00
Geotechnical Testing	\$ 3,000.00
Advertising	\$ 2,500.00
A/E Fees – Contract + FFE + Insurance + Site/Civil + Contingency (Allow)	\$ 275,000.00
CM Adviser / Clerk of the Works	\$ Included
Testing / Special Inspections	\$ 10,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology – Equipment and AV	\$ 20,000.00
Moving / Relocation / Temporary Conditions (Allowance)	\$ 35,000.00
Drawing Reproduction / Bidding	\$ 5,000.00
Project Contingency (8.0%)	\$ 300,000.00
<b>Total Soft Costs</b>	<b>\$ 755,500.00</b>



**DARIEN BOARD OF EDUCATION - Option "A"**  
35 Leroy Ave, Darien, Ct

**DESIGN DEVELOPMENT BUDGET SUMMARY**

Summary Date: September 15, 2011  
 Client: Town of Darien  
 Prepared by: AP Construction  
 Drawings by: Beinfield, dated August 31, 2011

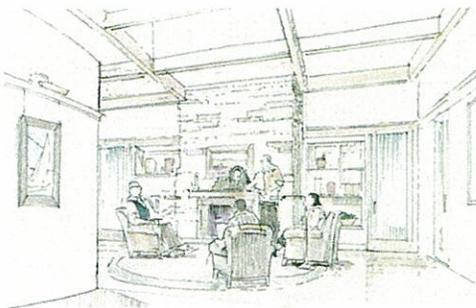
Basement / lower level 1,640 GSF (limited to basement storage & lower level 2 bathrooms & corridor)  
 1st Floor 13,313 GSF (includes Public Meeting Room)  
 Mezz 4,050 GSF

Total 19,003 GSF

A Capital Improvement      B Fit Out      A+B

Construction Specification Institute Description	CSI #	9/15/2011 DD Budget	Cost/SF	9/15/2011 DD Budget	Cost/SF	Total	Cost/SF
General Trades	Div 1	\$34,000	\$1.79	\$34,000	\$1.79	\$68,000	\$3.58
Sitework	Div 2A	\$36,480	\$1.92	\$0	\$0.00	\$36,480	\$1.92
Selective Demolition	Div 2B	\$15,000	\$0.79	\$62,250	\$3.28	\$77,250	\$4.07
Hazmat	Div 2C	\$50,000	\$2.63	\$0	\$0.00	\$50,000	\$2.63
Concrete	Div 3	\$3,000	\$0.16	\$3,225	\$0.17	\$6,225	\$0.33
Masonry	Div 4	\$25,000	\$1.32	\$5,000	\$0.26	\$30,000	\$1.58
Structural Steel / Misc Metals	Div 5	\$3,000	\$0.16	\$53,100	\$2.79	\$56,100	\$2.95
Millwork	Div 6	\$0	\$0.00	\$68,600	\$3.61	\$68,600	\$3.61
Thermal & Moisture Protection	Div 7	\$10,000	\$0.53	\$20,000	\$1.05	\$30,000	\$1.58
Doors & Windows	Div 8	\$0	\$0.00	\$113,270	\$5.96	\$113,270	\$5.96
Drywall / ACT	Div 9	\$0	\$0.00	\$241,500	\$12.71	\$241,500	\$12.71
Flooring / Painting	Div 9A	\$0	\$0.00	\$130,161	\$6.85	\$130,161	\$6.85
Specialties / Furnishings	Div 10	\$0	\$0.00	\$9,390	\$0.49	\$9,390	\$0.49
<b>Sub-Total Base Building General Construction</b>		<b>\$176,480</b>	<b>\$9.29</b>	<b>\$740,496</b>	<b>\$38.97</b>	<b>\$916,976</b>	<b>\$48.25</b>
Fire Protection	Div 15	\$109,008	\$5.74	\$0	\$0.00	\$109,008	\$5.74
HVAC	Div 15A	\$275,625	\$14.50	\$118,796	\$6.25	\$394,421	\$20.76
Plumbing	Div 15B	\$0	\$0.00	\$75,500	\$3.97	\$75,500	\$3.97
Electrical / Fire Alarm / Communications	Div 16	\$10,000	\$0.53	\$323,000	\$17.00	\$333,000	\$17.52
<b>Sub-Total Base Building MEPs</b>		<b>\$394,633</b>	<b>\$20.77</b>	<b>\$517,296</b>	<b>\$27.22</b>	<b>\$911,929</b>	<b>\$47.99</b>
<b>Estimated Base Building Construction Trade Cost:</b>		<b>\$571,113</b>	<b>\$30.05</b>	<b>\$1,257,792</b>	<b>\$66.19</b>	<b>\$1,828,905</b>	<b>\$96.24</b>
Design / Estimating Contingency	4.00%	\$22,845	\$1.20	\$50,312	\$2.65	73,156	\$3.85
CM Construction Contingency	3.00%	\$17,819	\$0.94	\$39,243	\$2.07	57,062	\$3.00
CM General Conditions (4 months)		\$0	\$0.00	\$168,000	\$8.84	168,000	\$8.84
Building Permit Fee	0.026%	\$659	\$0.03	\$894	\$0.05	1,553	\$0.08
CM Liability Insurance	1.30%	\$8,462	\$0.45	\$20,211	\$1.06	28,673	\$1.51
CM Precon Fee		\$7,500	\$0.39	\$7,500	\$0.39	15,000	\$0.79
CM Construction Fee	3.50%	\$21,731	\$1.14	\$53,776	\$2.83	75,507	\$3.97
<b>Grand Total Estimated Base Building Construction Cost</b>		<b>\$650,128</b>	<b>\$34.21</b>	<b>\$1,597,728</b>	<b>\$84.08</b>	<b>\$2,247,856</b>	<b>\$118.29</b>
Add Alternate for new EDPM and skylights						\$109,386	
Add Alternate for 100kw Emergency Generator						\$130,000	

**DARIEN BOARD OF EDUCATION OFFICES – ESTIMATED COST**  
AP CONSTRUCTION COMPANY



**Renovations to Mather Community Center**  
2 Reishaw Road, Darien, Connecticut

**DESIGN DEVELOPMENT BUDGET SUMMARY**

Summary Date: September 15, 2011  
 Client: Town of Darien  
 Prepared by: AP Construction  
 Drawings by: Beinfield, dated August 10, 2011

1st Floor Renovation Area 17,000 GSF  
 2nd Floor Renovation Area 6,600 GSF  
 Addition 850 GSF  
 Total 24,450 GSF

Construction Specification Institute Description	CSI #	A		B		A+B	
		9/15/2011 Capital	Cost/SF	9/15/2011 TI	Cost/SF	9/15/2011 Total	Cost/SF
General Trades	Div 1	\$34,000	\$1.39	\$34,000	\$1.39	\$68,000	\$2.78
Sitework	Div 2A	\$0	\$0.00	\$234,870	\$9.61	\$234,870	\$9.61
Selective Demolition / Asbestos Abatement	Div 2B	\$0	\$0.00	\$178,400	\$7.30	\$178,400	\$7.30
Concrete	Div 3	\$0	\$0.00	\$41,505	\$1.70	\$41,505	\$1.70
Masonry	Div 4	\$69,800	\$2.85	\$0	\$0.00	\$69,800	\$2.85
Structural Steel / Misc Metals	Div 5	\$40,000	\$1.64	\$80,250	\$3.28	\$120,250	\$4.92
Millwork	Div 6	\$10,000	\$0.41	\$151,000	\$6.18	\$161,000	\$6.58
Thermal & Moisture Protection	Div 7	\$47,200	\$1.93	\$29,500	\$1.21	\$76,700	\$3.14
Doors & Windows	Div 8	\$48,035	\$1.96	\$146,900	\$6.01	\$194,935	\$7.97
Drywall / ACT	Div 9A	\$53,251	\$2.18	\$310,442	\$12.70	\$363,693	\$14.87
Flooring / Painting	Div 9B	\$78,008	\$3.19	\$148,788	\$6.09	\$226,796	\$9.28
Specialties / Furnishings	Div 10	\$39,810	\$1.63	\$104,615	\$4.28	\$144,425	\$5.91
<b>Sub-Total Base Building General Construction</b>		<b>\$420,104</b>	<b>\$17.18</b>	<b>\$1,460,270</b>	<b>\$59.72</b>	<b>\$1,880,374</b>	<b>\$76.91</b>
Fire Protection	Div 15	\$112,500	\$4.60	\$0	\$0.00	\$112,500	\$4.60
HVAC	Div 15A	\$151,250	\$6.19	\$221,000	\$9.04	\$372,250	\$15.22
Plumbing	Div 15B	\$220,000	\$9.00	\$40,000	\$1.64	\$260,000	\$10.63
Electrical / Fire Alarm / Communications / AV / Security	Div 16	\$42,400	\$1.73	\$370,500	\$15.15	\$412,900	\$16.89
<b>Sub-Total Base Building MEPs</b>		<b>\$526,150</b>	<b>\$21.52</b>	<b>\$631,500</b>	<b>\$25.83</b>	<b>\$1,157,650</b>	<b>\$47.35</b>
<b>Estimated Base Building Construction Trade Cost:</b>		<b>\$946,254</b>	<b>\$38.70</b>	<b>\$2,091,770</b>	<b>\$85.55</b>	<b>\$3,038,024</b>	<b>\$124.25</b>
Design / Estimating Contingency	4.00%	\$37,850	\$1.55	\$83,671	\$3.42	\$121,521	\$4.97
CM Construction Contingency	3.00%	\$29,523	\$1.21	\$65,263	\$2.67	\$94,786	\$3.88
CM General Conditions (4 months)				in TI Cost \$0.00	\$168,000	\$6.87	\$168,000
Building Permit Fee	0.026%	\$764	\$0.03	\$1,126	\$0.05	\$1,890	\$0.08
CM Liability Insurance	1.30%	\$13,687	\$0.56	\$31,828	\$1.30	\$45,515	\$1.86
CM Precon Fee		\$7,500	\$0.31	\$7,500	\$0.31	\$15,000	\$0.61
CM Construction Fee	3.50%	\$35,983	\$1.47	\$85,458	\$3.50	\$121,441	\$4.97
<b>Grand Total Estimated Base Building Construction Cost</b>		<b>\$1,071,561</b>	<b>\$43.83</b>	<b>\$2,534,616</b>	<b>\$103.67</b>	<b>\$3,606,177</b>	<b>\$147.49</b>



QUISENBERRY ARCARI  
ARCHITECTS LLC

SPECIALIZING IN THE DESIGN OF  
**Senior Center Projects**

“Our goal is to exceed the expectations of our clients’ needs through excellence in design and uncompromising service.”