Town of East Hampton Town Hall & Memorial School Project Budget & Schedule Analysis

East Hampton, CT

March 31, 2016



Purpose of the Budget & Scope Analysis

- To review and analyze estimate of probable cost provided by Friar Associates
- Develop High-Low-Probable Budget Analysis
- Review schedule proposed by Friar Associates
- Develop realistic schedule(s) for project(s) that are associated with the High-Low-Probable Budgets

Scope of Budget & Schedule Analysis

- Renovation and Addition to Memorial School
 - Renovation/addition to existing gym
 - Additions (14k SF & 34k SF options, depends on final Educational Specification)
 - Site modifications to improve safety
- Renovation of Existing Center School into Town Hall
 - No additions to building except sally port (Police Station) per the February 16, 2016 Working Group Meeting
 - House existing town hall departments and police station
 - If possible, house Board of Education, Probate Court and Social Services.
- Sale of Existing Town Hall

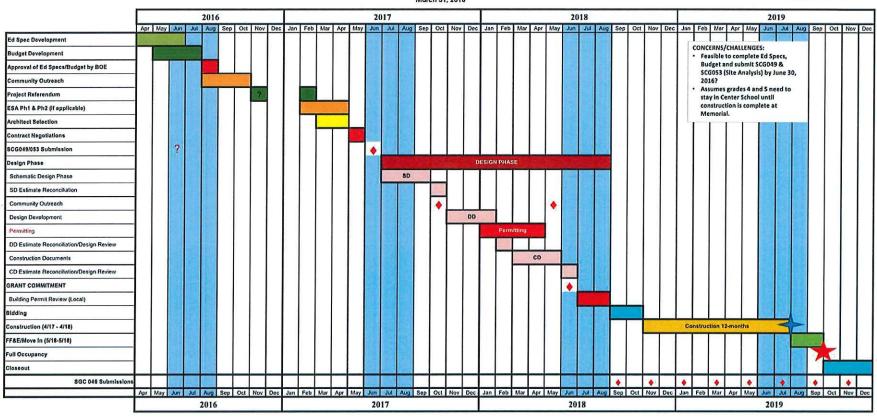
Project Delivery Options

- Option 1: Proceed with both projects under one project
 - Phase 1 Alterations/Additions to Memorial School
 - Phase 2 Alterations/Sally Port addition to Center School
 - Phase 3 Sale of Town Hall (and Board of Education, if applicable)
- Option 2: Concurrent projects on independent schedules
 - Assumption: Grades 4 & 5 can be absorbed into Memorial School and Middle School, respectively

Option 1: Project Schedule (Memorial School 1st)

Town of East Hampton Memorial School Alteration/Addition project PROJECT SCHEDULE March 31, 2016

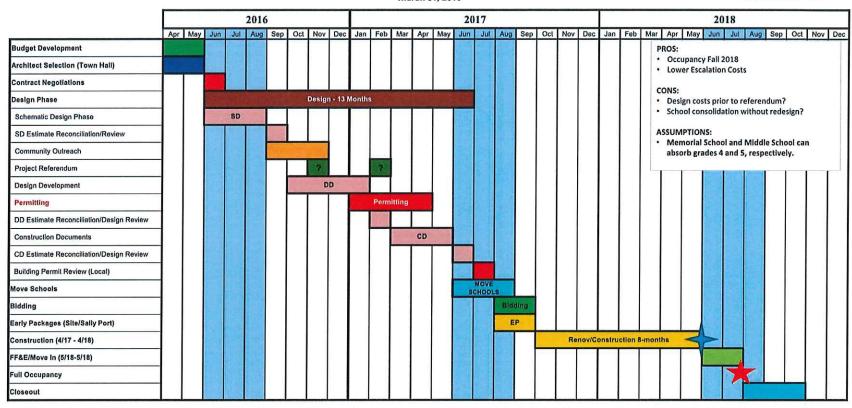




Option 2: Concurrent Project Schedule

Town of East Hampton
Town Hall Relocation Project
PROJECT SCHEDULE
March 31, 2016







Pros/Cons of Schedules

- Option 1: Both Projects under one linear schedule
 - Pros
 - Grades 4 & 5 stay at Center School until Memorial School is complete
 - Cons
 - Center School renovation costs increase due to extension of schedule and ultimate escalation costs
 - Town departments and police station remain in current location for 4 more years
- Option 2: Concurrent projects on separate schedules
 - Pros
 - Projects are independent of one another
 - Town Hall project can be fast tracked and completed by Fall 2018
 - Sale of Town Hall property faster
 - Less escalation cost to Town Hall project
 - Cons
 - Unknown if efficiencies exist in Memorial and Middle Schools

Budget Analysis Assumptions/Clarfications

- Memorial School:
 - Factored Friar's SF by 1.05 to account for exterior walls (building area vs. GSF)
 - Budgeted for both 14k SF addition and 34k SF addition
- Town Hall:
 - Did not apply additions for police and BOE
 - Did not include site development for police and BOE, nor FF&E that Friar included

Budget Analysis – Memorial School (14k SF Addition)

East Hampton, CT (Town of)

Town Hall Relocation

Tota	Il Project Budget (Memorjal School	Additions and Renova	ation	18)		
3/31/	716	Probable Budget		Delta		Friar Budget
\$100	0) except \$/GSF	3/31/2016	1_			7/10/2015
No	w Construction GSF	14,700	Г	700		14,000
Re	novation GSF	6,232		297		5,935
т	otal GSF	20,932		997		19,935
Ne	w Construction \$/GSF	\$ 325.00	\$		\$	325.00
Re	novation \$/GSF	\$ 300.00	\$	(25.00)		325.00
To	tal Construction w/ site \$/GSF	\$ 364.14	\$	(4.75)		368.89
T	otal Project \$/GSF	\$ 551.61	\$	129.27	\$	422.34
1.	Building Construction		Г		_	
Α.	New Building Construction	\$ 4,777.5	\$	227.5	s	4,550.0
B.	Existing Building Renovations	\$ 1,869.5		(59.4)		1,928.9
U.	Total Building Construction	6,647.0	Š	168,1	Ť	6,478.9
II.	Related Construction	***************************************	Ť			
A.	Silework	875.0		0.0		875.0
1	Site Prep.	incl. w/ site	ı	0.0		assumed w/ site
2	Drives, Paths & Plazas	incl. w/ site	ı	0.0		assumed w/ site
3	Parking	incl. w/ site	ı	0.0		assumed w/ site
4	Site Improvements	incl. w/ site	ı	0.0		assumed w/ site
5	Landscape & Planting	incl. w/ site	ı	0.0		assumed w/ site
6	Building Demolition	not included	ı	0.0		77
7	Athletic Fields	not included	ı	0.0		77
8	Wetlands Mitigation	not included	ı	0.0		??
B.	Site Utility Systems	29970.00000000000	ı	V-15-		
1	Water & Fire Protection	not included	ı	0.0		assumed w/ site
2	Sanitary Sewer	not included	ı	0.0		assumed w/ site
3	Storm Sewer	incl. w/ site	ı	0.0		assumed w/ site
4	Electric	incl. w/ site		0.0		assumed w/ site
5	Data & Communications	not included	ı	0.0		assumed w/ site
6	Site Lighting	incl. w/ site	ı	0.0		assumed w/ site
7	Gas	not included	ı	0.0		77
8	Steam	not included	ı	0.0		??
9	Chilled Water	not included	ı	0.0		??
C.	Hazardous Materials	100.0	_	100.0		not included
	Total Related Construction	975.0	_	100.0	_	875.0
	Total Construction	\$ 7,622.0		268,1	\$	7,353.9
III.	Furniture, Fixtures & Equipment (FF			0.0		
A.	Loose Furnishings	275.0	ı	(25.0)		300.0
B.	Program Related Equipment	inc. w/ above	ı	0.0		ssumed w/ above
C.	Data Equipment	inc. w/ above	ı	0.0		ssumed w/ above
D.	Telecommunications Equipment	inc. w/ above	ı	0.0		ssumed w/ above
E.	Audio/Visual Equipment	inc. w/ above	ı	0.0		ssumed w/ above
F.	Specialty Signage	inc. w/ above	_	0.0	a	ssumed w/ above
	Tatal FF 9 F	275.0		/25 AV		300.0

East Hampton, CT (Town of)

Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations)

		Probable Budget	Delta	Friar Budget	
\$(000	0) except \$/GSF	3/31/2016		7/10/2015	
	. Fees and Expenses		0.0		
A	Fees	1	0.0		
1	Existing Conditions & Space Program	The state of the s	0.0		
2	Architect	513.3	513.3	w/ construction	
a		w/ architect	0.0	w/ construction	
b		w/ architect	0.0	w/ construction	
c	Civil Eng.	w/ architect	0.0	w/ construction	
d	Landscape Arch.	w/ architect	0.0	w/ construction	
	Interior/Furniture Designer	w/ architect	0.0	w/ construction	
1	Code	w/ architect	0.0	w/ construction	
9	Lighting	w/ architect	0.0	w/ construction	
h	Acoustical	w/ architect	0.0	w/ construction	
1	Signage	w/ architect	0.0	w/ construction	
1	Referendum Services	w/ architect	0.0	w/ construction	
k	LEED Designer	w/ architect	0.0	w/ construction	
3	Special Consultants	V-012.10*	0.00	The second	
а		35.0	35.0	w/ construction	
b	Audio/Visual	w/ architect	0.0	w/ construction	
C	Computer/Info. Systems	w/ architect	0.0	w/ construction	
d		5.0	5.0	w/ construction	
e	Traffic	not included	0.0	w/ constructi	
1	Ecologist/Soil Sample	5.0	5.0	w/ constructi	
9	Peer Reviews	5.0	5.0	w/ construction	
h	Green Building Consultant	w/ architect	0.0	w/ construction	
4	Project Management	300.0	300.0	w/ construction	
5	Building Commissioning	25.0	25.0	w/ construction	
6	Owner's Cost Estimator	35.0	35.0	w/ construction	
7	Owner's Legal Fees	15.0	15.0	w/ construction	
8	Site Survey	15.0	15.0	w/ construction	
9	Utility Assessment	5.0	5.0	w/ construction	
_	Sub-total Fees	958.3	958.3		
B.	Expenses	22.20	0.000		
1	Owner's Insurance	10.2	10.2	w/ construction	
2	Permits	1.8	1,8	w/ construction	
3	Printing	10.0	10.0	w/ construction	
4	Construction Utilities Use	80.0	80.0	w/ construction	
5	Site Borings	w/ geotech	0.0	w/ construction	
6	Materials Testing	80.0	80.0	w/ construction	
7	Special Inspections	18.0	18.0	w/ construction	
8	Consultant Reimbursables	45.0	45.0	w/ construction	
9	Moving/Relocation	175.0	175.0	w/ construction	
10	Physical Plant Expenses	5.0	5.0	w/ construction	
11	Misc, Expenses	15.0	15.0	w/ construction	
12	Advertising	2.5	2.5	w/ construction	
13	Temporary Space/Operations	N/A	0.0	w/ construction	
14	Financing Costs/Bond Origination	150.0	150.0	w/ construction	
15	Site Acquisition	51.0	51.0	N.	
	Sub-total Expenses	643.4	643.4		
	Total Fees and Expenses	1,601.7	1,601.7		
	Contingency	- italia			
À	Construction	338.5	338.5	not include	
В.	Owner's Project	427.4	427.4	not include	
-	Total Contingency	765.9	765.9	- Contract Alabita	
1.	Inflation - 2019 Construction (3yr)	1,281.7	516.3	765	
**	Total Project		The second second	\$ 8,419	

Budget Analysis – Memorial School (14k SF Addition)

East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations, 14k SF)

3/31/16		bable Budget		Delta	Friar Budget
\$(000) except \$/GSF		3/31/2016			7/10/2015
New Construction GSF		14,700		700	14,000
Renovation GSF		6,232		297	5,935
Total GSF		20,932		997	19,935
New Construction \$/GSF	\$	325.00	\$		\$ 325.00
Renovation \$/GSF	\$	300.00	\$	(25.00)	325.00
Total Construction w/ site \$/GSF	\$	364.14	\$	(4.75)	\$ 368.89
Total Project \$/GSF	\$	551.61	\$	129.27	\$ 422.34
I. Building Construction			_		
Total Building Construction		6,647.0	\$	168.1	6,478.9
II. Related Construction					
Total Related Construction		975.0		100.0	875.0
Total Construction	\$	7,622.0		268.1	\$ 7,353.9
III. Furniture, Fixtures & Equipment (FF8	E)			0.0	
Total FF & E		275.0		(25.0)	300.0
IV. Fees and Expenses				0.0	
Sub-total Expenses		643.4		643.4	
Total Fees and Expenses		1,601.7		1,601.7	
V. Contingency	1				
A. Construction	1	338.5		338.5	not included
B. Owner's Project		427.4		427.4	not included
Total Contingency	2 80 80 1	765.9		765.9	
VI. Inflation - 2019 Construction (3yr)		1,281.7		516.3	765.4
Total Project	\$	11,546.3	\$	3,127.0	\$ 8,419.3

Budget Analysis – Memorial School (34k SF Addition)

East Hampton, CT (Town of) Town Hall Relocation

Audio/Visual Equipment

Specialty Signage

Total Project Budget (Memorial School Additions and Renovations) Probable Budget S(000) except \$/GSF 35,700 **New Construction GSF** Renovation GSF 6,232 **Total GSF** 41,932 325.00 New Construction \$/GSF Renovation \$/GSF 300.00 Total Construction w/ site \$/GSF 344.54 Total Project \$/GSF 470.35 **Building Construction** New Building Construction 11,602.5 **Existing Building Renovations** 1,869.5 13,472.0 **Total Building Construction** Related Construction 875.0 Incl. w/ site Site Prep. Drives, Paths & Plazas Incl. w/ site Parking Site Improvements incl. w/ site Landscape & Planting incl. w/ site **Building Demolition** not included Athletic Fields not included Wellands Mitigation not included Site Utility Systems Water & Fire Protection not included Sanitary Sewer not included incl. w/ site incl. w/ site Data & Communications not included Site Lighting incl. w/ site not included not included **Chilled Water** not included 100.0 Hazardous Materials **Total Related Construction** 975.0 14,447.0 Furniture, Fixtures & Equipment (FF&E Loose Furnishings 275.0 Program Related Equipment Inc. w/ above Data Equipment inc. w/ above Telecommunications Equipment inc. w/ above

Inc. w/ above

inc. w/ above

East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations)

	I	Probable Budget
	except \$/GSF	3/31/2016
IV.	Fees and Expenses	
A.	Fees	
1	Existing Conditions & Space Program	
2	Architect	956. w/ archited
a b	Structural Eng.	w/ archited
0.50	MEP Eng. Civil Eng.	w/ archited
d	Landscape Arch.	w/ archited
0	Interior/Furniture Designer	w/ archited
1	Code	w/ archited
9	Lighting	w/ archited
h	Acoustical	w/ archite
ı"	Signage	w/ architec
i	Referendum Services	w/ archite
k	LEED Designer	w/ architec
3	Special Consultants	aromite
а	Haz, Mat. Consultant	35.
b	Audio/Visual	w/ archite
c	Computer/Info. Systems	w/ architec
d	Geo-Tech	5.
0	Traffic	not include
1	Ecologis//Soil Sample	5.
g	Peer Reviews	5.
h	Green Building Consultant	w/ archited
4	Project Management	300.
5	Building Commissioning	25.
6	Owner's Cost Estimator	35.
7	Owner's Legal Fees	15.
8	Site Survey	.15.
9	Utility Assessment	5.
В.	Sub-total Fees	1,401.
1	Expenses Owner's Insurance	10.
2	Permits	10.
3	Printing	10.
4	Construction Utilities Use	80.
5	Site Borings	w/ geotec
6	Materials Testing	80.
7	Special Inspections	18.
8	Consultant Reimbursables	45.
9	Moving/Relocation	175.
10	Physical Plant Expenses	5.
11	Misc. Expenses	15.
12	Advertising	2.
13	Temporary Space/Operations	N/A
14		150.0
	Financing Costs/Bond Origination	
15	Site Acquisition	51.
	Sub-total Expenses	643.
	Total Fees and Expenses Contingency	2,045.:
۸.	Construction	338.
B.	Owner's Project	427.4
	Total Contingency	765.9
	Inflation - 2019 Construction (3vr)	2,189.3
	Total Project \$	19,722.

Budget Analysis – Memorial School (34k SF Addition)

East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Memorial School Additions and Renovations)

Total Project Budget (Memorial School A	Additions an	u Kenovations)
3/31/16	Prob	oable Budget
\$(000) except \$/GSF		3/31/2016
New Construction GSF		35,700
Renovation GSF		6,232
Total GSF		41,932
New Construction \$/GSF	\$	325.00
Renovation \$/GSF	\$	300.00
Total Construction w/ site \$/GSF	\$	344.54
Total Project \$/GSF	\$	470.35
I. Building Construction		
Total Building Construction		13,472.0
II. Related Construction		
Total Related Construction		975.0
Total Construction	\$	14,447.0
III. Furniture, Fixtures & Equipment (FF&I	<u>=</u>)	
Total FF & E		275.0
IV. Fees and Expenses		
Sub-total Expenses		643.4
Total Fees and Expenses		2,045.3
V. <u>Contingency</u>		
A. Construction		338.5
B. Owner's Project		427.4
Total Contingency		765.9
VI. Inflation - 2019 Construction (3yr)		2,189.3
Total Project	\$	19,722.5

Budget Analysis – Town Hall

Probable Budget Total Project Budget (Town Hall to Center School Only) Town Hall Relocation	East Hampton, CT (Town of)							
Probable Budger Probable Budger Probable Budger Solition								
Probable Budget Probable B	Total Project Budget (Town Hall to Cente	r School Only)						
Probable Budger Probable B	3/31/16		East Hampton, CT (Town of)					
Stoop property 500F 4,540 700		Probable Budget						
New Construction GSF		1000 C000000000000000000000000000000000	Total Project Budget (Town Hall to Center	r School Only)				
Total GSF	\$(000) except \$/GSF	3/31/2016	3/31/16		Married Committee Committe			
Total GSF	New Construction GSF	543		Probable Budget	East Hampton, CT (Town of)			
Total Project Budget Town Hall to Center School Only		43,400			Town Hall Relocation			
New Construction SGSF \$ 375.00 Total Construction will all SGSF \$ 362.25 2 2 2 2 2 2 2 2 2				3/31/2016	Total Project Budget (Town Hall to Cente	r School Only)		
Excision SIGSF \$ 350.00 Trail Construction will all SIGSF \$ 350.00 Trail Construction will all SIGSF \$ 352.40 Trail Fried H09F Trail Fr	New Construction \$/GSF							
Total Project 19678					Plantite.	Probable Budget		Friar Budget
Total Project 1938						Tresum Buoget	Delta	That Budget
Building Construction \$ 201.5					\$(000) except \$/GSE	3/31/2016		7/10/2015
Part		-	b MEP Eng.	w/ architect		OFOTEGIO		1110/2010
Total Building amenication 15,90.0		N SECTION				7520	752	not included
Total Function 1,012.00 1,0								
Acoustice 1.5 Sile Work		15,393.6						
Silework								966.9
Site Prop. Incl. wi site	A. Sitework	125.0			Total Project	\$ 23,043.9	\$ 10,227.5	\$ 12,816.4
Parking	1 Site Prep.	incl. w/ site						
A Sito Improvements Incl., will stee Incl., w	2 Drives, Paths & Plazas	incl. w/ site		w/ architect				2,130.1
	3 Parking	incl. w/ site			Total Project		\$ 10,698.9	
5 Building Demolition Inticulated not included not	4 Site Improvements	incl. w/ site			Additional Cost to Wait for School Project	\$ 1,634.6		\$ 1,163.2
Building Demolition	5 Landscape & Planting	incl. w/ site			- 7 6 2			
Alhielic Fields		not included						
Site Utility Systems	7 Athletic Fields	not included						
Site Utility Systems 75,0 Per Raviews 75,0 Green Building Consultant Warehitest Peruisation 75,0 Green Building Consultant 75,0 Green	8 Wetlands Mitigation	not included						
2 Sanitary Sewer 25.0 5 Building Commissioning 45.0 5 Building 45.0 5 Building Commissioning 45.0 5 Building 45.0 5 Building Commissioning 45.0 5 Building Commissioning 45.0 5 Building 45.0 5 Building Commissioning 45.0 5 Building 45.	B. Site Utility Systems	A CONTRACTOR OF THE PARTY OF TH						
Somm Sewer 2.5.0 5 Selective 2.5.0 5 Data & Communications 15.0	1 Water & Fire Protection	75.0		w/ architect				
Storm Sewer		25.0						
Electric								
5 Data & Communications not included 5 Site Lighting 150.0 15								
Site Lighting								
Total Feature Total Featur								
8 Steam not included Portion of the Control of Chilled Water B. Expenses Legence 22.6 C. Hazardous Materials 100.0 100.0 3.9 100.0 100.0 3.9 100.0 3.0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>								
Childod Water Not Included 1								
C. Hazardous Materials 100.0 Total Related Construction 2 52.5 total Construction 9 Finding 10.0 Construction 3.9 Printing 10.0 Permits 3.9 Printing 10.0 Construction Utilities Use 80.0 W/ geotech III. Furniture, Fixtures & Equipment (FF&E) 2,000.0 Incl. above 10.0 Linc. above 10.0 Linc			1 Owner's Insurance					
Total Related Construction								
Total Construction \$ 15,918.6 5 Sile Borings wf geotech								
A. Lose Furnishings 2,000.0 7 Special Inspections 18.0 B. Program Related Equipment Incl. above Incl.								
A Consultant Reimbursables 45.0	The state of the s							
Program Related Equipment Incl. above Factor Incl. above Incl.					51			
D. Telecommunications Equipment 265.0 Incl. above								
D. Telecommunications Equipment 265.0								
E. Audio/Visual Equipment incl. above 12								
Total FF & E 2,265.0 14 Financing Costs/Bond Origination 150.0			12 Advertising	2.5				
15 Site Acquisition 51.0 16 Sale of Town Hall (1,000.0) Sub-lotal Expenses (342.0)								
16 Sale of Town Hall (1,000.0) Sub-total Expenses (342.0)	Total FF & E	2,265.0		150.0				
Sub-total Expenses (342.0)			15 Site Acquisition	51.0				
					<u></u>			
Total Fees and Expenses 1,447.4								
		1	Total Fees and Expenses	1,447.4				

Budget Analysis – Town Hall

East Hampton, CT (Town of) Town Hall Relocation

Total Project Budget (Town Hall to Center School Only)

3/31/16	Pro	bable Budget		Delta		Friar Budget
\$(000) except \$/GSF		3/31/2016				7/10/2015
New Construction GSF		543				543
Renovation GSF		43,400				43,400
Total GSF		43,943				43,943
New Construction \$/GSF	\$	375.00	\$	50.00	\$	325.00
Renovation \$/GSF	\$	350.00	\$	125.00	\$	225.00
Total Construction w/ site \$/GSF	\$	362.26	\$	128.08	\$	234.18
Total Project \$/GSF	\$	524.40	\$	232.74	\$	291.66
I. Building Construction						
Total Building Construction		15,393.6				9,941.5
II. Related Construction	***************************************					313
Total Related Construction		525.0		176.0		349.0
Total Construction	\$	15,918.6		5,628	\$	10,290.5
III. Furniture, Fixtures & Equipment (FF&E)					***************************************
Total FF & E		2,265.0	\$	15.0		2,250.0
IV. Fees and Expenses						
Total Fees and Expenses		1,447.4		2,138.4		(691.0)
V. Contingency						
A. Construction		752.8		753		not included
B. Owner's Project		921.6		922	F.,	not included
Total Contingency		1,674.4		1,674	-	not included
VI. Inflation - 2018 Construction (2yr)		1,738.5		772		966.9
Total Project	\$	23,043.9	\$	10,227.5	\$	12,816.4
VI. Inflation - 2020 Construction (4vr)		3,373.1		1,243		2,130.1
Total Project	\$	24,678.5	\$	10,698.9	\$	13,979.6
Additional Cost to Wait for School Project	\$	1,634.6	-6200		\$	1,163.2

Budget Analysis – Summary

OPTION 1A - TOTAL PROJECT BUDGET	\$36,224,779
Town Hall Renovations Total Project Budget	\$24,678,514
Memorial School Total Project Budget (14k SF Addition)	\$11,546,265
OPTION 1A - PROCEED WITH BOTH PROJECTS AS ONE PROJECT	

	OPTION 1B - TOTAL PROJECT BUDGET	\$44,401,004
Town Hall Renovations Total Project Budget		\$24,678,514
Memorial School Total Project Budget (34k S	F Addition)	\$19,722,490
OPTION 1B - PROCEED WITH BOTH PROJECTS	S AS ONE PROJECT	

OPTION 2 - PROCEED WITH TOWN HALL IMMEDIATELY (MEMORIAL SCHOOL OPTIONS SAME)						
Town Hall Renovations Total Project Budget (Early Completion)	\$23,043,914					
OPTION 2 - TOTAL PROJECT BUDGET	\$23,043,914					

