

Avon High School Athletic Facility Study Avon, CT

Concept Plan A - Conceptual Opinion of Probable Construction Costs

May 4, 2015

CONCEPTUAL BUDGETARY DESIGN COSTS (SOFT COSTS)		BASE ITEMS	
1. Phase 1 - Pre-Referendum Services	lump sum		\$9,500.00
2. Phase 2 - Post Referendum Services (estimated)	lump sum		\$112,000.00
3. Town Bidding and Contract Expenses (estimated)	lump sum		\$10,000.00
4. Project Financing (estimated)	lump sum		\$55,000.00
Soft Costs Total			\$186,500.00

CONCEPTUAL BUDGETARY CONSTRUCTION COSTS (HARD COSTS)			BASE ITEMS
Base Project Scope			
1. Site Preparation	lump sum		\$50,000.00
2. Site Drainage Improvements (provided by Town Engineering Department)	lump sum		
3. New All-Weather Main Multi-Use Turf Field (including maintenance equipment)	lump sum		\$917,500.00
4. New All-Weather Secondary Turf Field (Field Hockey)	lump sum		\$656,500.00
5. Sports Field Equipment (compatible for all-weather turf)	lump sum		\$25,000.00
6. New 8-Lane Track	lump sum		\$435,000.00
7. Track & Field Events (Long/Triple Jump, Pole Vault, High Jump, Shot Put)	lump sum		\$100,000.00
8. Site Improvements (walkways, retaining walls, and landscape buffers)	lump sum		\$150,000.00
9. Home Bleachers & Press Box (750 Seats)	lump sum		\$225,000.00
10. Visitor Bleachers (250 Seats)	lump sum		\$62,500.00
11. Field Lighting	lump sum		\$250,000.00
12. Escalation, Contingency, and Allowances (15%)	lump sum		\$430,725.00
Hard Costs Total			\$3,302,225.00
Project Total Total			\$3,488,725.00

**Conceptual Cost Estimate is based on standard industry pricing and the Schematic Design scope of work. It will continue to be refined into an Estimate of Probable Construction Costs as the project design develops in further detail.*

**We have made certain assumptions about the existing conditions and design of certain components of the project that may have an impact to the overall project cost.*

** We have assumed that the existing topsoil is suitable for reuse with only minor modifications.*