

Groton DPW Building - 4 Bays, Office at back
Opinion of Probable Construction Cost (OPCC)

This OPCC has many assumptions and does not include items not listed. This is meant for project planning purposes

Description	Quantity	Unit	Cost/ Unit	Sub-Total	12.5% Mark-	Total
General Conditions						
General Conditions	3420	sf	5.50	\$ 18,810	2351	\$ 21,161
Project Management and Supervision	3420	sf	26.40	\$ 90,288	11286	\$ 101,574
Job Cleanup and Laborer	3420	sf	2.94	\$ 10,055	1257	\$ 11,312
Final Job Cleaning	3420	sf	0.33	\$ 1,129	141	\$ 1,270
Equipment Rentals	3420	sf	0.55	\$ 1,881	235	\$ 2,116
Equipment, Tools and Material Supplies	1	ea	2,460	\$ 2,460	308	\$ 2,768
Totals				\$ 124,622		\$ 140,200
Site						
Sitework	1	ea	125,000	\$ 125,000	15625	\$ 140,625
Building Excavation	3420	sf	3.80	\$ 12,996	1625	\$ 14,621
Landscaping	1	ea	2,500	\$ 2,500	313	\$ 2,813
Totals				\$ 140,496		\$ 158,058
Demolition						
Existing Buildings	0	ea	0.00	\$ -	0	\$ -
Totals				\$ -		\$ -
Concrete						
Concrete Materials and Pumping	1	ea	37,174	\$ 37,174	4647	\$ 41,821
Concrete Foundations	226	lf	135	\$ 30,557	3820	\$ 34,377
Concrete Accessories	1	ea	19,743	\$ 19,743	2468	\$ 22,211
Reinforcing Steel and Mesh	1	ea	7,104	\$ 7,104	888	\$ 7,992
Concrete Slabs	3420	sf	3.25	\$ 11,115	1389	\$ 12,504
Slab Finish Treatments	3420	sf	1.83	\$ 6,259	782	\$ 7,041
Totals				\$ 111,952		\$ 125,946
Metals						
Structural Steel - Pre-Engineered Building	3420	sf	40.00	\$ 136,800	17100	\$ 153,900
Miscellaneous Metals	1	ea	2,000	\$ 2,000	250	\$ 2,250
Totals				\$ 138,800		\$ 156,150
Wood and Plastics						
Rough Carpentry	1	ea	2,000	\$ 2,000	250	\$ 2,250
Millwork and Architectural Woodwork	743	sf	11.75	\$ 8,730	1091	\$ 9,822
Totals				\$ 10,730		\$ 12,072
Thermal and Moisture Protection						
Waterproofing and Damproofing	1807	sf	4.00	\$ 7,230	903.739	\$ 8,134
Totals				\$ 7,230		\$ 8,134
Doors and Windows						
Doors, Frames and Hardware	9	ea	1,100	\$ 9,900	1238	\$ 11,138
Overhead Doors	4	ea	6,600	\$ 26,400	3300	\$ 29,700
Windows	2	ea	600	\$ 1,200	150	\$ 1,350

Totals				\$ 37,500		\$ 42,188
Finishes						
Drywall and Metal Framing	1902	sf	16.00	\$ 30,432	3804	\$ 34,236
Acoustical Ceilings	496	sf	3.85	\$ 1,910	239	\$ 2,148
Painting	1	ea	4,500	\$ 4,500	563	\$ 5,063
Totals				\$ 36,842		\$ 41,447
Specialties						
Interior Fencing	1	ea	0	\$ -	0	\$ -
Toilet Room Accessories	1	ea	750	\$ 750	94	\$ 844
Signage	1	ea	500	\$ 500	62.5	\$ 563
Totals				\$ 1,250		\$ 1,406
Electrical - includes basic interior/exterior lights						
Electrical (reduction to 200 amp service)	4140	sf	13.00	\$ 53,820	6728	\$ 60,548
Totals				\$ 53,820		\$ 60,548
HVAC and Plumbing - includes plumbing fixtures						
Plumbing	4140	sf	10.00	\$ 41,400	5175	\$ 46,575
HVAC	4140	sf	23.50	\$ 97,290	12161	\$ 109,451
Totals				\$ 138,690		\$ 156,026
Allowances						
Drilled Well	1	ea	5,500	\$ 5,500	688	\$ 6,188
Generator	1	ea	40,000	\$ 40,000	5000	\$ 45,000
Totals				\$ 45,500		\$ 51,188
Sand and Salt Sheds (3rd Party; includes foundation blocks and installation)						
Sand Shed (covered)	1	ea	26,918	\$ 26,918	3365	\$ 30,283
Salt Shed (covered)	1	ea	17,344	\$ 17,344	2168	\$ 19,512
Totals				\$ 44,262		\$ 49,795
CONSTRUCTION COST TOTAL				\$ 891,694		\$ 1,003,156
*Mark-up includes 5% Contingency, 6.5% GC Overhead and Profit and 1% Insurance. It does not include hazardous materials testing/abatement, soft costs including but not limited to design or engineering consultants, permitting fees, bonds, moving, storage, or other owner related expenses. Furniture, Fixtures and Equipment (FF& E) are not included, unless specifically noted.						

Total Including Soft Costs	
Development & Construction with 5% contingency (from above)	\$ 1,003,156
Land and rights	\$ -
Legal and Administrative (estimated at 1.5% of construction cost)	\$ 15,047
Architect and engineering fees (estimated at 6.5% of construction cost)	\$ 65,205
Interest (municipal bond?)	\$ -
Other	\$ -
GRAND TOTAL	\$ 1,083,409