

# Town of Manchester

## Cheney - Bennet School Academy

Presentation - June 10, 2013



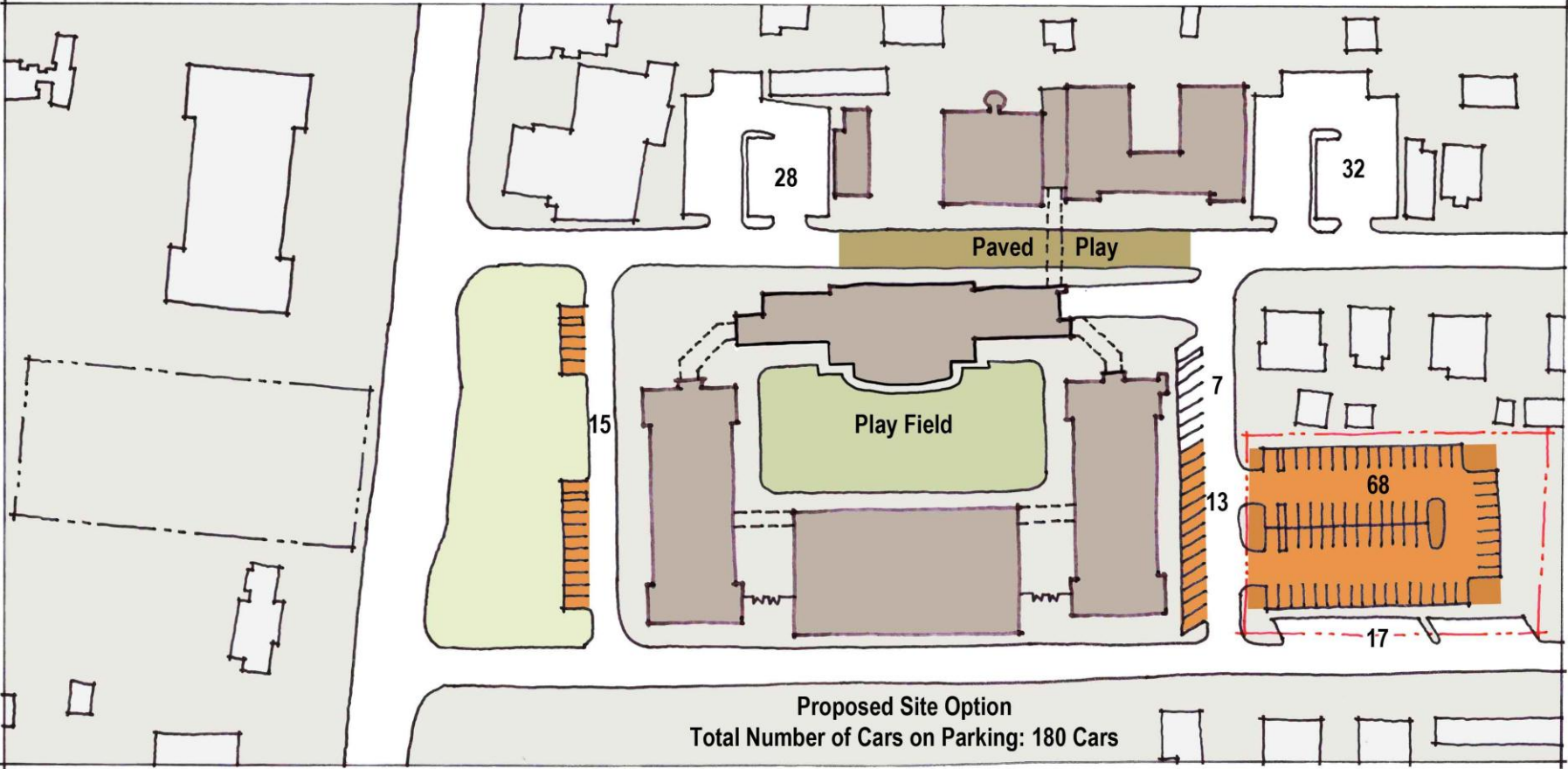
**Tai Soo Kim Partners Architects**

146 Wyllys St. Ste. 1-203, Hartford, CT

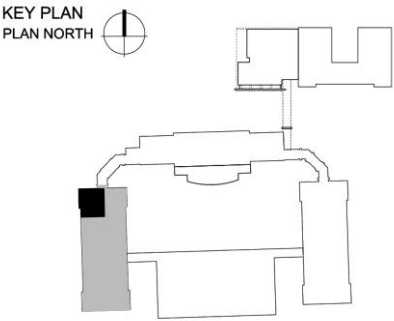
119 Braintree St. Ste. 217, Boston, MA

[www.tskp.com](http://www.tskp.com)

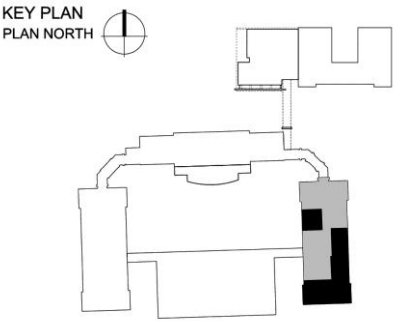
# Site Plan



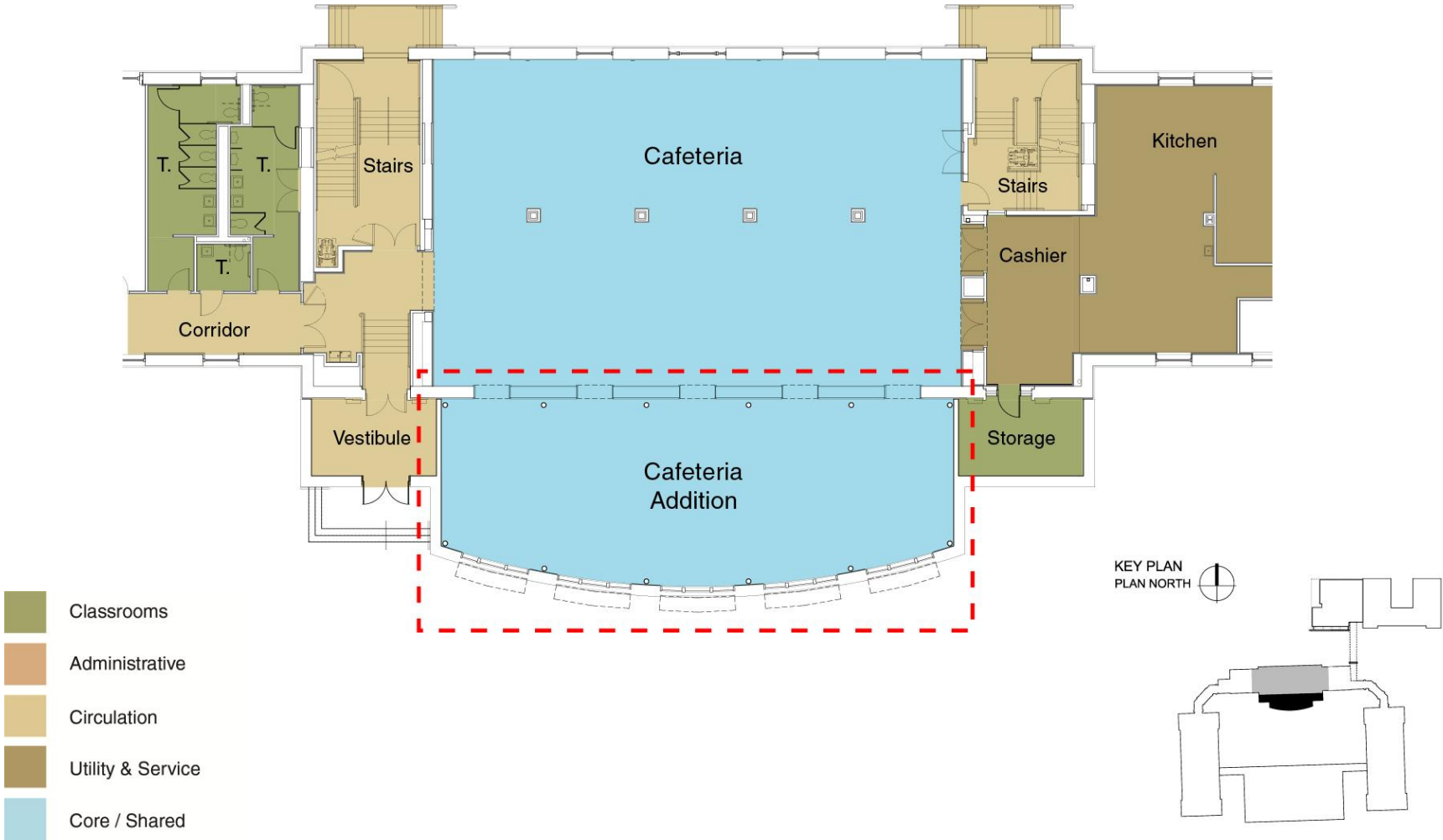
# Bennet Lower Level (Art Room Renovation)



# Bennet Lower Level (Music Room Renovation)



# Bennet Lower Level (Cafeteria Addition)

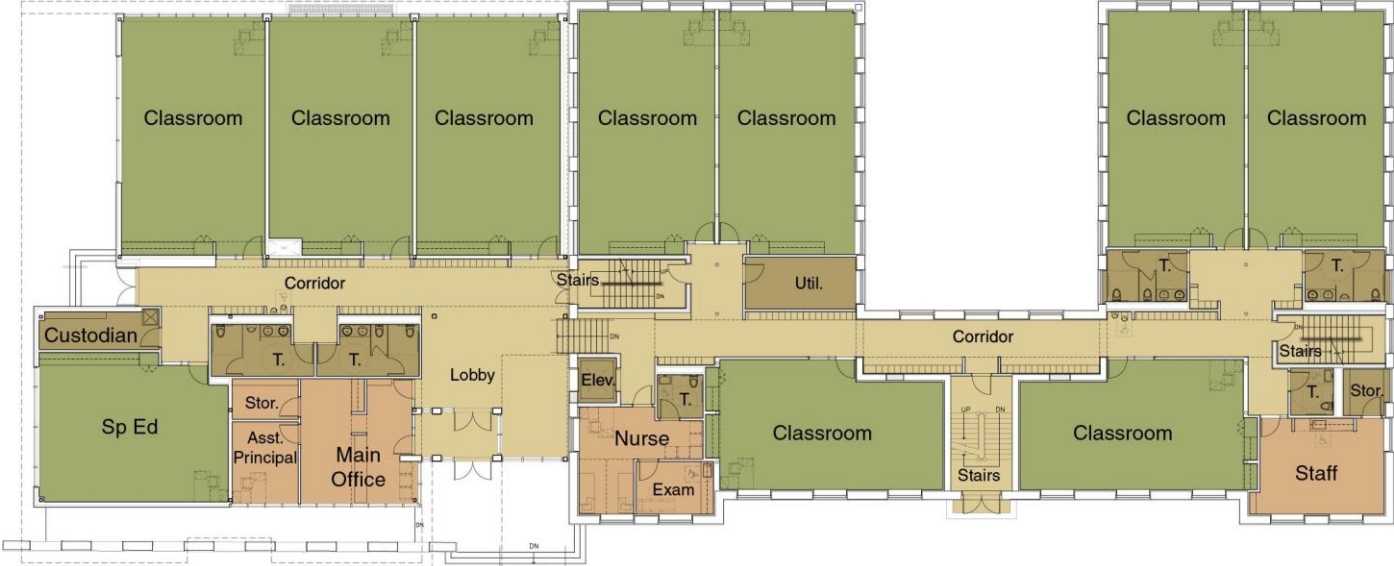




# Elevation Cafeteria

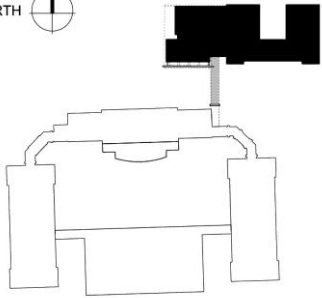


# Cheney Main Level

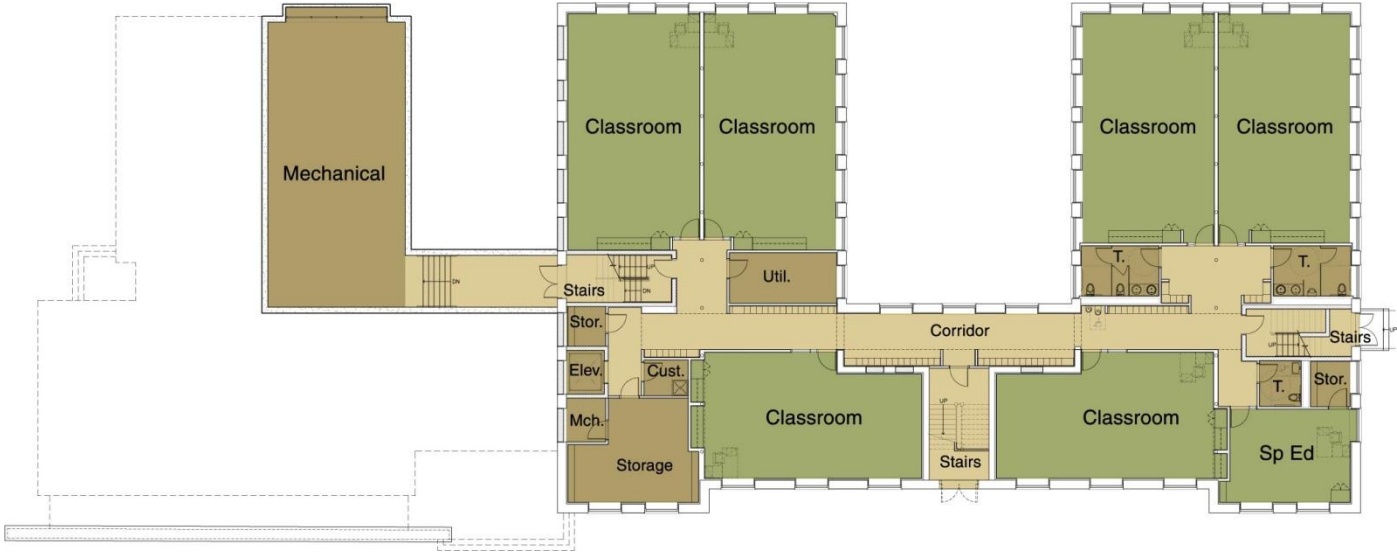


- Classrooms
- Administrative
- Circulation
- Utility & Service
- Core / Shared

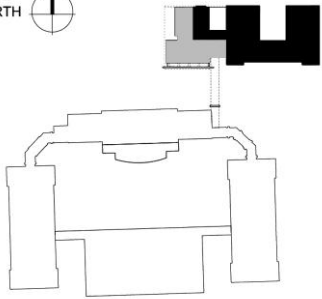
KEY PLAN  
PLAN NORTH



# Cheney Lower Level



KEY PLAN  
PLAN NORTH





# Cheney Upper Level



# Elevation School Street



# Rendering





# Rendering



**GIBBONS ESTIMATING GROUP LLC**

Construction Estimating Services

**CONSTRUCTION COSTS**

Description	Quantity	Amount
1800.000 GENERAL REQUIREMENTS		\$53,757
1900.000 DEMOLITION		\$432,049
2000.000 HAZMAT		\$305,500
3000.000 CONCRETE		\$352,408
4000.000 MASONRY		\$538,207
5000.000 METALS		\$671,752
6000.000 WOOD & PLASTICS		\$315,303
7000.000 THERMAL & MOISTURE PROT		\$686,660
8000.000 DOORS & WINDOWS		\$548,089
9000.000 FINISHES		\$1,131,303
10000.000 SPECIALTIES		\$276,012
12000.000 FURNISHINGS		\$77,360
14000.000 CONVEYING SYSTEMS		\$81,000
21000.000 FIRE SUPPRESSION		\$185,191
22000.000 PLUMBING		\$491,505
23000.000 HVAC		\$1,386,601
26000.000 ELECTRICAL		\$952,449
31000.000 EARTHWORK		\$703,345
32000.000 EXTERIOR IMPROVEMENTS		\$50,000
		<b>\$9,238,491</b>
Insurance	\$91,135	1.00%
General Conditions	\$490,000	
Sub Total	\$581,135	<b>\$9,819,626</b>
Design/Estimate Contingency	\$1,472,944	15.00%
Escalation	\$564,628	5.00%
CM Contingency	\$474,288	4.00%
Sub Total	\$2,511,860	<b>\$12,331,486</b>
CM Fee	\$431,602	3.50%
Bond & Insurance	\$160,309	1.30%
<b>TOTAL CONSTRUCTION COST</b>	<b>\$591,911</b>	<b>\$12,923,398</b>

**SOFT COSTS**

Professional Fees	\$999,344		
A/E Reimbursibles	\$70,000		
Environmental Monitoring	\$90,000		
Geotechnical	In Above		
Traffic/STC	\$50,000		
Testing/Inspections	\$30,000		
Special Inspections	\$15,000		
Structural Peer Review	\$15,000		
FF&E	\$750,000		
Printing, Mailing, Etc	\$10,000		
Telephone	\$50,000		
Technology	\$550,000		
Security	\$30,000		
Bonding Costs	\$50,000		
Interim Financing	\$150,000		
Commissioning	\$60,000		
Owners Contingency	\$1,584,274	10.00%	
<b>TOTAL PROJECT COST</b>	<b>\$4,503,618</b>		<b>\$17,427,015</b>
Estimated State Reimbursement			\$10,194,804
<b>NET COST TO MANCHESTER</b>			<b>\$7,232,211</b>