



Manchester Public Schools

Bowers Elementary Schools

December 20, 2021 BOE Presentation



TSKP ARCHITECTURE | PLANNING | INTERIORS
STUDIO

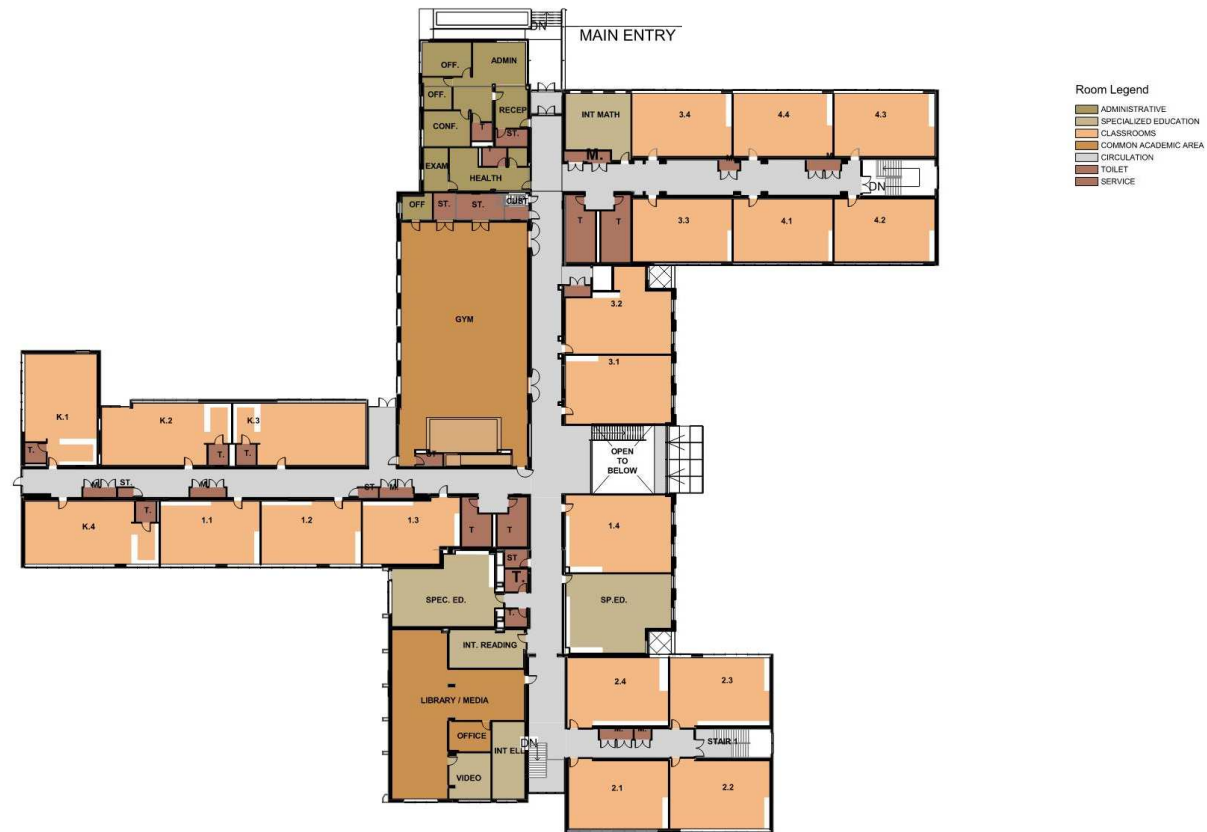
Bowers | Site Plan



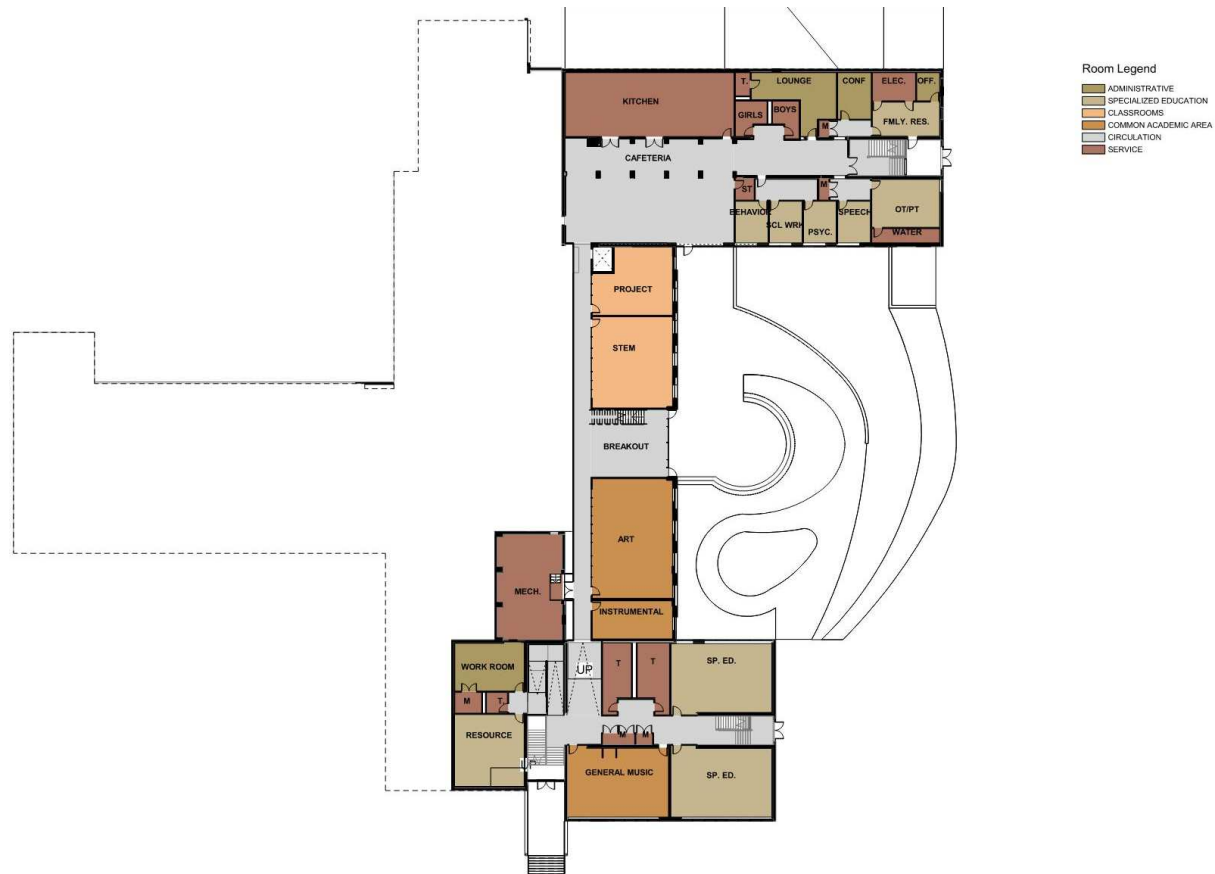
Bowers | Proposed Site



Bowers | Proposed Upper Plan



Bowers | Proposed Lower Plan



Bowers | West Elevation



TSKP STUDIO

Bowers | Entrance View



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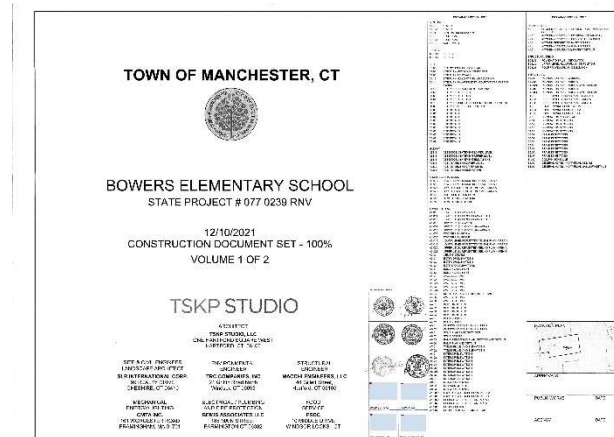
Bowers | Courtyard View



TSKP STUDIO

Bowers | Construction Documents

254 - 30" x 40"
Drawings



1500 Pages of
Specifications

BOWERS ELEMENTARY SCHOOL Manchester, Connecticut

December 2021
Construction Document Specifications – 100%
Volume 1 of 2

TSKP Studio
Architect
SEB
SAC/CLL
CSEA
Municipal Engineer
KIA - Consulting Engineers Services
Consulting Agent

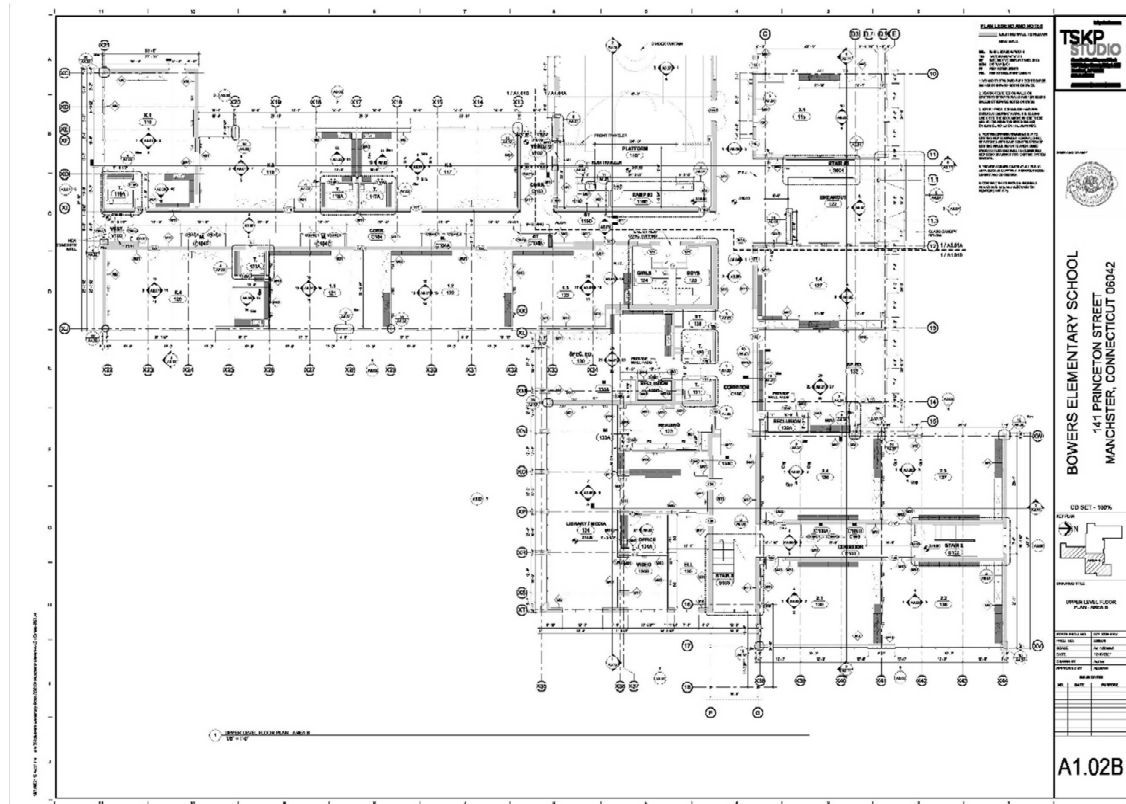
BOWERS ELEMENTARY SCHOOL Manchester, Connecticut

December 2021
Construction Document Specifications – 100%
Volume 2 of 2

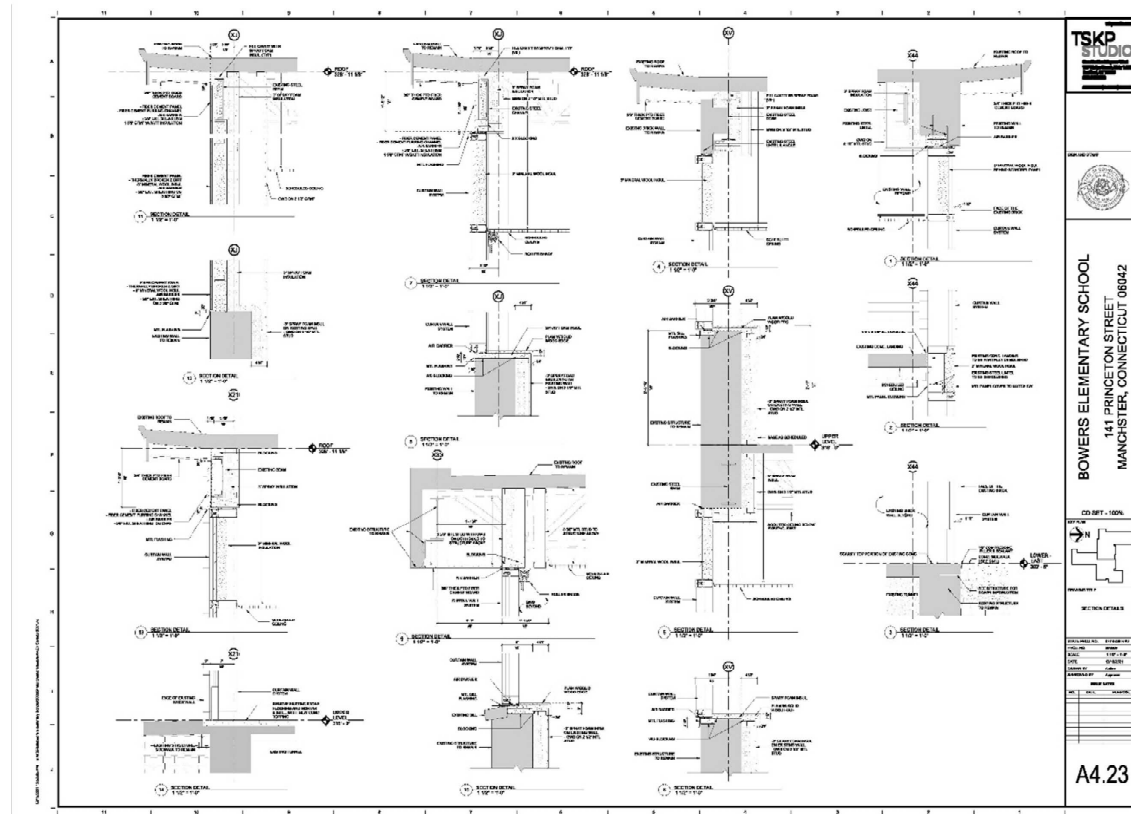
TSKP Studio
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Bowers | Floor Plans



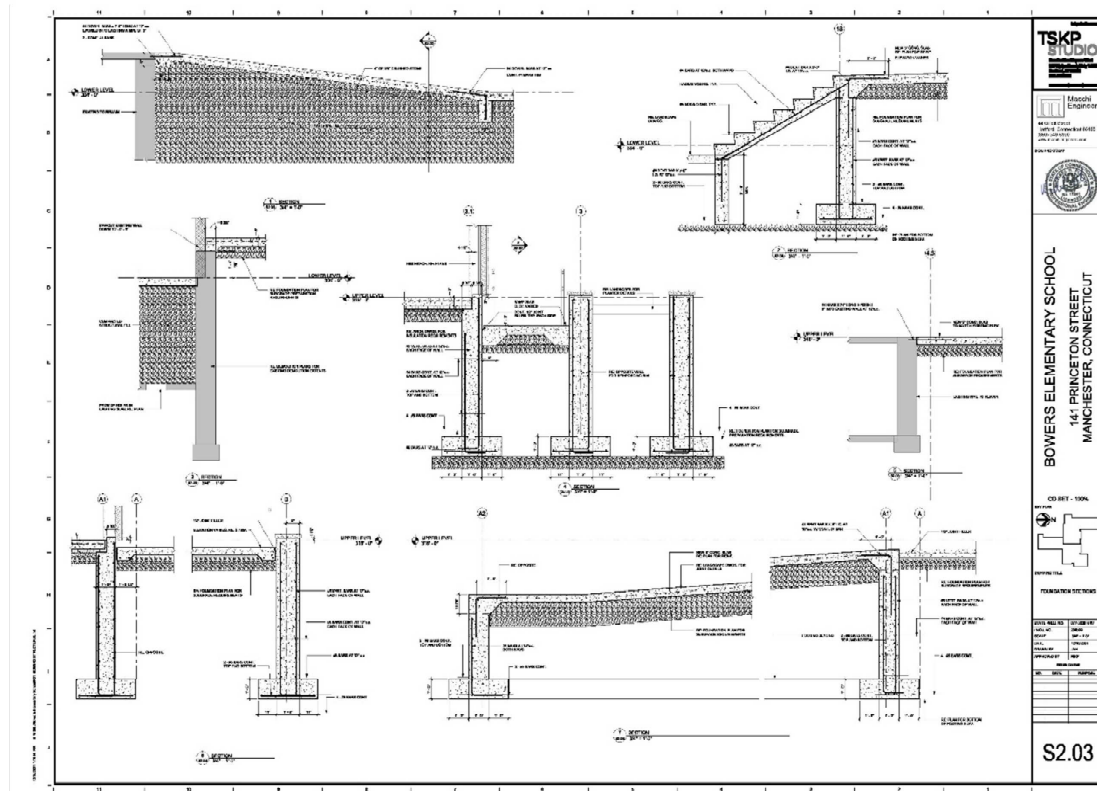
Bowers | Wall Details



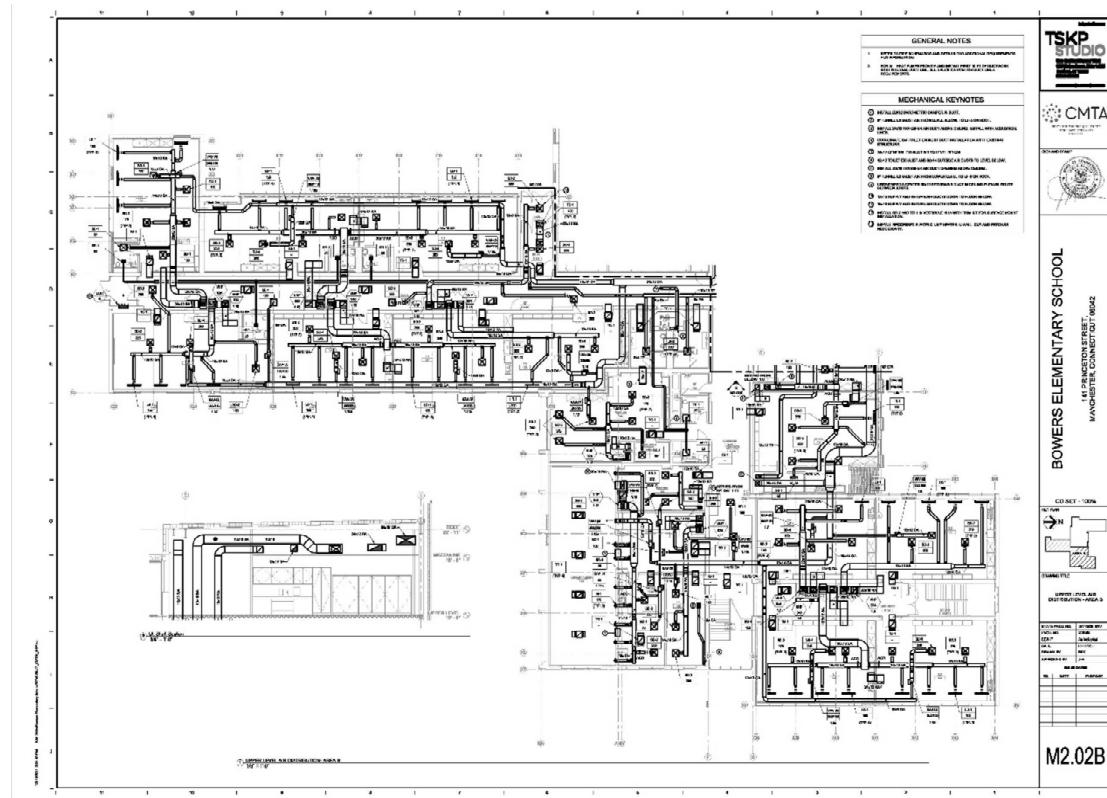
TSKP STUDIO



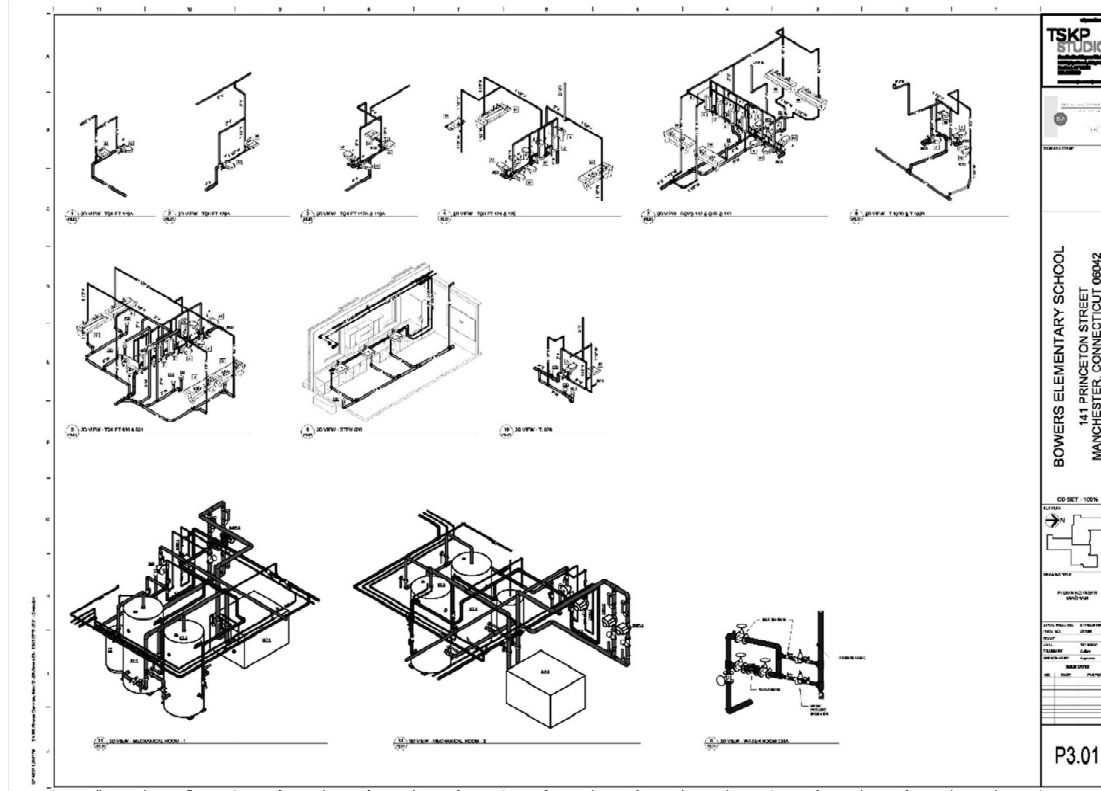
Bowers | Structural Details



Bowers | Mechanical Ductwork



Bowers | Plumbing Details



Bowers | Estimate



BOWERS ELEMENTARY SCHOOL
MANCHESTER, CT
95% CONSTRUCTION DOCUMENT ESTIMATE
December 13, 2021

ADDITIONS & RENOVATIONS PROJECT COST SUMMARY

DESCRIPTION	QTY	U/M	UNIT COST	CDE TOTALS
CONSTRUCTION TRADE COSTS				
1. SITEWORK				
A. SITE DEVELOPMENT	4.60	AC	\$ 550,191	2,530,578
2. ABATEMENT				
TOTAL SF =	66,750	SF		---
A. ABATEMENT - ACM/PCB'S - TRC	66,750	SF	\$ 12.82	856,008
B. BUILDING & SELECT DEMOLITION	66,750	SF	\$ 12.07	805,824
3. BUILDING TRADE COST				
TOTAL SF =	65,325	SF	\$ 322.48	21,065,781
TRADE SUBTOTAL ITEMS:	65,325	GSF	\$ 386.66	25,258,491
4. CT STATE SALES TAX (EXEMPT)				---
5. BUILDING PERMIT FEE: TOWN (EXEMPT)				---
6. C.M. - REIMBURSABLES	14.0	MO	\$ 12,150	169,825
SUBTOTAL:				169,825
CONTINGENCY				
1. DESIGN CONTINGENCY	3.00	%		757,755
2. ESCALATION (3 MONTHS TO BID RESULTS @ 6.0% / YR)	1.50	%		390,244
3. CM CONTINGENCY - N/A	-			---
SUBTOTAL:				1,147,998
CM FEES				
1. PRE-CONSTRUCTION PHASE	1.0	LS		245,000
2. POST-OCCUPANCY PHASE	1.0	LS		105,524
3. CONSTRUCTION PHASE	1.0	LS		1,232,842
SUBTOTAL:				1,583,366
BUILDERS: BOND / INSURANCE				
1. PERFORMANCE & PAYMENT BOND (N/A - CMA)	-	%		---
2. INSURANCE - GL / PL (IN REIMBURSABLES)	-	%		---
SUBTOTAL:				---
TOTAL CONSTRUCTION COSTS	65,325	GSF	\$431.07	\$ 28,159,680



BOWERS ELEMENTARY SCHOOL
MANCHESTER, CT
95% CONSTRUCTION DOCUMENT ESTIMATE
December 13, 2021

ADDITIONS & RENOVATIONS PROJECT COST SUMMARY

OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY OWNER				
1. LAND ACQUISITION: NONE				---
2. TOWN STAFF: MISCELLANEOUS ADMINISTRATION COSTS				---
3. ARCHITECT / ENGINEER FEES: CONSULTANTS	1	LS		1,608,000
A. AE REIMBURSABLES	1	LS		10,000
4. ENVIRONMENTAL CONSULTANTS	1	LS		50,000
5. SURVEYS, BORINGS, (GEO/TECHNICAL INCL IN A/E)	1	LS		---
6. TRAFFIC STUDY				---
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS	1	LS		35,000
A. SPECIAL INSPECTIONS	1	LS		15,000
8. STRUCTURAL PEER REVIEW (NOT REQUIRED)				---
9. LOCAL REVIEW OPTION	1	LS		20,000
10. PRINTING, MAILING, ADVERTISING	1	LS		8,000
11. FURNITURE, EQUIPMENT	1	LS	24.85	500,000
A. FURNITURE CONSULTANT				---
12. TELEPHONE SYSTEM				---
13. TECHNOLOGY EQUIPMENT	1	LS		480,000
A. TECHNOLOGY CONSULTANT, IN ABOVE				---
14. PLAYGROUND EQUIPMENT	1	LS		250,000
A. PLAYGROUND SURFACING	1	LS		10,000
15. BUILDER'S RISK INSURANCE	1	LS		37,000
16. MOVING EXPENSES, STORAGE	1	LS	1.10	30,000
17. DISTRICT BONDING FEES				---
18. SHORT TERM FINANCING (ALLOWANCE)				---
19. STATE PERMIT FEE (0.26 / 1000 OF CONST. COST)	0.26	/ K		7,322
20. COMMISSIONING	1	LS	3.50	70,000
21. UTILITIES	1	LS		60,000
22. OWNERS CONTINGENCY	1.00	LS		1,400,000
23. OWNERS REPRESENTATIVE				---
24. BCI CHAIR REMOVAL				---
25. MISC. EXPENSES	1.00	LS		10,000
26. THIRD PARTY ESTIMATE				---
ESTIMATED TOTAL OF OWNERS "SOFT" COSTS:				\$ 4,520,322
TOTAL PROJECT COST:				\$ 32,680,002
COST PER GSF				\$ 500
PROJECT BUDGET				\$ 32,800,000
VARIANCE (+ OVER, (UNDER))				\$ (119,998)