



## CONSTRUCTION COST ESTIMATE

Roof Replacement – Fairfield Warde High School, Fairfield, CT

| <b>Scope A – Scope as shown on drawings</b>                                     |                       |                       |                       |                        |
|---|-----------------------|-----------------------|-----------------------|------------------------|
|   | <b>Phase 1</b>        | <b>Phase 2</b>        | <b>Phase 3</b>        | <b>Phase 4</b>         |
| Remove and replace existing single-ply roofing and insulation                   | \$195,000.00          | \$180,000.00          | \$250,000.00          | \$275,000.00           |
| Sweep/vacuum/ dispose of loose gravel, leave existing coal tar roofing in place | \$65,000.00           | \$68,000.00           | \$106,000.00          | \$136,000.00           |
| Install new nailed base sheet   | \$130,000.00          | \$125,000.00          | \$177,000.00          | \$204,000.00           |
| Install new adhered tapered insulation (1/4") and cover board                   | \$324,000.00          | \$300,000.00          | \$425,000.00          | \$442,000.00           |
| Install new 2-ply modified bitumen roofing and flashing                         | \$970,000.00          | \$900,000.00          | \$1,203,000.00        | \$1,190,000.00         |
| Install new drains, overflow scuppers, replace existing drain assemblies        | \$13,000.00           | \$17,000.00           | \$25,000.00           | \$28,000.00            |
| Install new blocking and gravel stops   | \$18,000.00           | \$20,000.00           | \$42,000.00           | \$45,000.00            |
| Install new counter flashing as required  | \$4,000.00            | \$5,000.00            | \$12,000.00           | \$14,000.00            |
| Concrete deck repairs   | \$50,000.00           | \$0.00                | \$22,500.00           | \$50,000.00            |
| Gypsum roof deck repairs  | \$105,000.00          | \$120,000.00          | \$315,000.00          | \$350,000.00           |
| Tectum roof deck repairs  | \$0.00                | \$135,000.00          | \$0.00                | \$0.00                 |
| Remove and reset existing lightning protection system                           | \$10,000.00           | \$10,000.00           | \$12,000.00           | \$14,000.00            |
|   |                       |                       |                       |                        |
| <b>Phase Totals</b>   | <b>\$1,884,000.00</b> | <b>\$1,880,000.00</b> | <b>\$2,589,500.00</b> | <b>\$2,748,000.00</b>  |
| <b>Project Total</b>  |                       |                       |                       | <b>\$9,101,500.00</b>  |
| <b>Construction Contingency</b>   |                       |                       |                       | <b>\$628,000.00</b>    |
| <b>Total</b>  |                       |                       |                       | <b>\$9,729,500.00</b>  |
|   |                       |                       |                       | <b>~\$9,730,000.00</b> |



## CONSTRUCTION COST ESTIMATE

Roof Replacement – Fairfield Warde High School, Fairfield, CT

| <b>Scope B – Alternate 1 (Reimbursement without pitch waiver)</b>           |                       |                       |                       |                         |
|---|-----------------------|-----------------------|-----------------------|-------------------------|
|   | <b>Phase 1</b>        | <b>Phase 2</b>        | <b>Phase 3</b>        | <b>Phase 4</b>          |
| Remove and replace existing single-ply roofing and insulation               | \$195,000.00          | \$180,000.00          | \$250,000.00          | \$275,000.00            |
| Remove existing coal tar roofing (concrete, metal and Tectum deck)          | \$230,000.00          | \$220,000.00          | \$320,000.00          | \$310,000.00            |
| Remove existing poured gypsum deck and replace with new metal deck          | \$1,125,000.00        | \$1,200,000.00        | \$1,205,000.00        | \$1,300,000.00          |
| Install new nailed base sheet   | \$130,000.00          | \$125,000.00          | \$177,000.00          | \$204,000.00            |
| Install new adhered tapered insulation (1/2") and cover board               | \$356,000.00          | \$315,000.00          | \$460,000.00          | \$473,000.00            |
| Install new 2-ply modified bitumen roofing and flashing                     | \$970,000.00          | \$900,000.00          | \$1,203,000.00        | \$1,190,000.00          |
| Install new drains, overflow scuppers, replace existing drain assemblies    | \$13,000.00           | \$17,000.00           | \$25,000.00           | \$28,000.00             |
| Install new blocking and gravel stops                                       | \$18,000.00           | \$20,000.00           | \$42,000.00           | \$45,000.00             |
| Replace all counter flashing  | \$42,000.00           | \$30,000.00           | \$35,000.00           | \$40,000.00             |
| Raise or replace existing skylight and equipment curbs                      | \$10,000.00           | \$10,000.00           | \$30,000.00           | \$35,000.00             |
| Remove and reset existing roof top units to raise or replace existing curbs | \$15,000.00           | \$12,000.00           | \$15,000.00           | \$25,000.00             |
| Replace hollow metal doors and frames                                       | \$0.00                | \$600.00              | \$800.00              | \$0.00                  |
| Replace existing aluminum framed windows                                    | \$0.00                | \$15,000.00           | \$25,000.00           | \$0.00                  |
| Concrete deck repairs   | \$50,000.00           | \$0.00                | \$22,500.00           | \$50,000.00             |
| Tectum roof deck repairs  | \$0.00                | \$135,000.00          | \$0.00                | \$0.00                  |
| Remove and reset existing lightning protection system                       | \$10,000.00           | \$10,000.00           | \$12,000.00           | \$14,000.00             |
|   |                       |                       |                       |                         |
| <b>Phase Totals</b>   | <b>\$3,164,000.00</b> | <b>\$3,179,600.00</b> | <b>\$3,822,300.00</b> | <b>\$3,989,000.00</b>   |
| <b>Project Total</b>  |                       |                       |                       | <b>\$14,154,900.00</b>  |
| <b>Construction Contingency</b>   |                       |                       |                       | <b>\$728,950.00</b>     |
| <b>Total</b>  |                       |                       |                       | <b>\$14,883,850.00</b>  |
|   |                       |                       |                       | <b>~\$14,885,000.00</b> |



## CONSTRUCTION COST ESTIMATE

Roof Replacement – Fairfield Warde High School, Fairfield, CT

| <b>Scope B – Alternate 2 (Reimbursement with pitch waiver)</b>           |                       |                       |                       |                        |
|--|-----------------------|-----------------------|-----------------------|------------------------|
|  | <b>Phase 1</b>        | <b>Phase 2</b>        | <b>Phase 3</b>        | <b>Phase 4</b>         |
| Remove and replace existing single-ply roofing and insulation            | \$195,000.00          | \$180,000.00          | \$250,000.00          | \$275,000.00           |
| Remove existing coal tar roofing (concrete, metal and Tectum deck)       | \$230,000.00          | \$220,000.00          | \$320,000.00          | \$310,000.00           |
| Remove existing poured gypsum deck and replace with new metal deck       | \$1,125,000.00        | \$1,200,000.00        | \$1,205,000.00        | \$1,300,000.00         |
| Install new nailed base sheet  | \$130,000.00          | \$125,000.00          | \$177,000.00          | \$204,000.00           |
| Install new adhered tapered insulation (1/4") and cover board            | \$324,000.00          | \$300,000.00          | \$425,000.00          | \$442,000.00           |
| Install new 2-ply modified bitumen roofing and flashing                  | \$970,000.00          | \$900,000.00          | \$1,203,000.00        | \$1,190,000.00         |
| Install new drains, overflow scuppers, replace existing drain assemblies | \$13,000.00           | \$17,000.00           | \$25,000.00           | \$28,000.00            |
| Install new blocking and gravel stops                                    | \$18,000.00           | \$20,000.00           | \$42,000.00           | \$45,000.00            |
| Replace counter flashing as required                                     | \$42,000.00           | \$30,000.00           | \$35,000.00           | \$40,000.00            |
| Replace existing aluminum framed windows                                 | \$0.00                | \$15,000.00           | \$25,000.00           | \$0.00                 |
| Concrete deck repairs  | \$50,000.00           | \$0.00                | \$22,500.00           | \$50,000.00            |
| Tectum roof deck repairs   | \$0.00                | \$135,000.00          | \$0.00                | \$0.00                 |
| Remove and reset existing lightning protection system                    | \$10,000.00           | \$10,000.00           | \$12,000.00           | \$14,000.00            |
|  |                       |                       |                       |                        |
| <b>Phase Totals</b>  | <b>\$3,107,000.00</b> | <b>\$3,152,000.00</b> | <b>\$3,741,500.00</b> | <b>\$3,898,000.00</b>  |
| <b>Project Total</b>   |                       |                       |                       | <b>\$13,898,500.00</b> |
| <b>Construction Contingency</b>  |                       |                       |                       | <b>\$694,925.00</b>    |
| <b>Total</b>   |                       |                       |                       | <b>\$14,593,425.00</b> |



## CONSTRUCTION COST ESTIMATE

Roof Replacement – Fairfield Warde High School, Fairfield, CT

|   | Total           | Difference  |
|---|-----------------|---|
| Scope A   | \$9,730,000.00  |   |
| Scope B – Alternate 1<br>(Reimbursement without waiver) | \$14,885,000.00 | +\$5,155,000.00   |
| Scope B – Alternate 2<br>(Reimbursement with waiver)    | \$14,593,425.00 | +\$4,863,425.00 (From Scope A)<br>-\$291,575.00 (From Scope B Alt. 1) |