

Opinion of Probable Construction Cost

Project Name: Newstead Community Center - Senior & Recreation
 Project Owner: Town of Newstead
 Project Location: Newstead, New York
 Wendel Project Number: 225372
 Phase: Program Estimate
 Date: 10/22/2024



Department	SF		\$/SF	Total \$
Front Entry/Covered Patio	2740	\$	110.00	\$ 301,400
Vestibule	385	\$	125.00	\$ 48,125
Lobby/Open Seating	1140	\$	225.00	\$ 256,500
Mechanical Room	625	\$	50.00	\$ 31,250
Community Event	4800	\$	325.00	\$ 1,560,000
Event Storage	215	\$	80.00	\$ 17,200
Classroom Storage	88	\$	80.00	\$ 7,040
Senior Center Storage	250	\$	80.00	\$ 20,000
Recreation Storage	650	\$	80.00	\$ 52,000
Additional Storage	168	\$	80.00	\$ 13,440
Classroom	808	\$	250.00	\$ 202,000
Jan	90	\$	90.00	\$ 8,100
Large Meeting	1,195	\$	185.00	\$ 221,075
Emergency Service Office	504	\$	185.00	\$ 93,240
Gym	7,600	\$	325.00	\$ 2,470,000
Coat	70	\$	70.00	\$ 4,900
Electric Room	100	\$	70.00	\$ 7,000
Women's Restroom (Sr.)	425	\$	135.00	\$ 57,375
Women's Restroom (Rec.)	300	\$	135.00	\$ 40,500
Men's Restroom (Sr.)	270	\$	135.00	\$ 36,450
Men's Restroom (Rec.)	240	\$	135.00	\$ 32,400
Unisex Restroom	100	\$	135.00	\$ 13,500
Circulation	1,600	\$	125.00	\$ 200,000
Food Prep	140	\$	300.00	\$ 42,000
Senior Event	1,857	\$	325.00	\$ 603,525
Senior Center Kitchen	465	\$	305.00	\$ 141,825
Senior Breakout Space	662	\$	265.00	\$ 175,430
Library	466	\$	295.00	\$ 137,470
Small Meeting	138	\$	155.00	\$ 21,390
Small Meeting 1	460	\$	155.00	\$ 71,300
Small Meeting 2	470	\$	155.00	\$ 72,850
Small Meeting 3	505	\$	155.00	\$ 78,275
Small Meeting 4	455	\$	155.00	\$ 70,525
Huddle	125	\$	155.00	\$ 19,375
Walk In Refrigerator	78	\$	70.00	\$ 5,460
Fitness	970	\$	280.00	\$ 271,600
Director's Office	294	\$	185.00	\$ 54,390
Recreation Office	166	\$	185.00	\$ 30,710
Recreation Office 2	222	\$	185.00	\$ 41,070
Reception	164	\$	185.00	\$ 30,340
BGSF	32,000	\$	236.28	\$ 7,561,030
Allowances	SF		\$/SF	Total \$
Cold Storage	0	\$	-	\$ -
FFE	0	-		\$ 100,000
Kitchen Equipment (allow)	0	-		\$ 250,000
Allowances Total	32,000	\$	10.94	\$ 350,000
Total Building	32,000	\$	247.22	\$ 7,911,030
Demo/Sitework:	Acres		\$/Acre	Total \$
Sitework/Excavation	5	\$	300,000.00	\$ 1,500,000
Total Demo/Sitework				\$ 1,500,000
Sub-Total Construction Cost	32,000	\$	294.09	\$ 9,411,030
Markups:				
General Conditions (GC + Wendel)	9%		\$	846,993
Contractor OH&P	10%		\$	941,103
CM Fee	3%		\$	282,331
Construction Contingency	10%		\$	941,103
Design Contingency	8%		\$	752,882
Escalation	8%		\$	752,882
Phasing	0%		\$	-
Sub-Total Mark-Ups			\$	4,517,294
Total Cost of Work	32,000	\$	435.26	\$ 13,928,324
A/E Design/Survey/SEQR/Specialty Consultants	9%		\$	1,253,549
3rd Party Testing & Inspections			\$	50,000
Total	32,000	\$	476.00	\$ 15,231,874