

Oswegatchie Fire Station - Renovation

Proposed Renovate as New
Conceptual Rough Order of Magnitude Cost Opinion



CONTENTS:

- Executive Summary
- General Summary
- Basis of Conceptual Cost Opinion

DATE: May 29th, 2025

ESTIMATE LEVEL: Conceptual – No Documents

ARCHITECT: TBD



DOWNES CONSTRUCTION



200 Stanley Street
New Britain, CT 06051
860.229.3755
downesco.com

May 29, 2025

Project: Oswegatchie Fire Station – Renovate-As-New Conceptual Cost Opinion

Downes Construction is pleased to present the enclosed conceptual cost opinion for your review, outlining the budget and assumptions for the proposed Fire Station Renovation

This conceptual cost opinion is based on previous Fire Station renovation projects and site visits, no documents have been developed at this stage. The total construction cost is projected at \$7,935,921, which equates to \$654 per square foot. This includes allowances for design contingency (10%), escalation (6%), CM fees, bonding, and construction contingency.

The cost opinion reflects anticipated market conditions, current historical cost data, and pricing benchmarks derived from comparable projects from Downes portfolio. Cost drivers include full MEP system replacement, a complete roof and window replacement, and minor upgraded site access elements.

We trust that this budget will serve as a reliable foundation for project planning and are happy to discuss any specific aspects or assumptions in greater detail.

Sincerely,

Downes Construction Company

Chip Natsis
Preconstruction Manager



DOWNES CONSTRUCTION

Oswegatchie Fire Station Renovate as New

Waterford Connecticut

Drawings Dated: None

Estimate Date: 05/28/2025

CONCEPTUAL ESTIMATE

RENOVATION		CONCEPTUAL BUDGET		TOTALS
		COST / AREA 1	AREA 1 TOTAL	12,142 sf
PROJECT REQUIREMENTS	\$ 17 /sf	\$ 206,414	\$ 206,414	
FINAL CLEANING	\$ 1 /sf	\$ 12,142	\$ 12,142	
CONTAMINATED SOIL		\$ -	\$ -	
HAZARDOUS ABATEMENT	\$ 10 /sf	\$ 121,420	\$ 121,420	
BUILDING DEMOLITION		\$ -	\$ -	
SELECTIVE DEMOLITION	\$ 17 /sf	\$ 206,414	\$ 206,414	
CAST-IN-PLACE CONCRETE	\$ 11 /sf	\$ 133,562	\$ 133,562	
MASONRY	\$ 10 /sf	\$ 121,420	\$ 121,420	
STRUCTURAL STEEL	\$ 10 /sf	\$ 121,420	\$ 121,420	
CARPENTRY	\$ 18 /sf	\$ 218,556	\$ 218,556	
THERMAL & MOISTURE PROTECTION	\$ 2 /sf	\$ 24,284	\$ 24,284	
SIDING & EXTERIOR PANELS	\$ 20 /sf	\$ 242,840	\$ 242,840	
SHINGLE ROOFING	\$ 25 /sf	\$ 265,606	\$ 265,606	
FIREPROOFING & STOPPING	\$ 2 /sf	\$ 24,284	\$ 24,284	
DOORS, FRAMES & HARDWARE	\$ 10 /sf	\$ 121,420	\$ 121,420	
WINDOWS AND GLASS	\$ 15 /sf	\$ 182,130	\$ 182,130	
GYPSUM BOARD ASSEMBLIES	\$ 35 /sf	\$ 424,970	\$ 424,970	
ACOUSTICAL CEILINGS & TREATMENT	\$ 6 /sf	\$ 72,852	\$ 72,852	
FLOORING & TILE	\$ 14 /sf	\$ 169,988	\$ 169,988	
PAINTING	\$ 10 /sf	\$ 121,420	\$ 121,420	
SPECIALTIES	\$ 15 /sf	\$ 182,130	\$ 182,130	
EQUIPMENT	\$ 4 /sf	\$ 48,568	\$ 48,568	
FURNISHINGS	\$ 2 /sf	\$ 24,284	\$ 24,284	
SPECIAL CONSTRUCTION		\$ -	\$ -	
ELEVATORS		\$ -	\$ -	
FIRE PROTECTION	\$ 10 /sf	\$ 121,420	\$ 121,420	
PLUMBING	\$ 18 /sf	\$ 218,556	\$ 218,556	
HVAC	\$ 80 /sf	\$ 971,360	\$ 971,360	
ELECTRICAL	\$ 70 /sf	\$ 849,940	\$ 849,940	
SITEWORK	\$ 42 /sf	\$ 509,964	\$ 509,964	
TOTAL TRADE COST		\$ 471 /sf	\$ 5,717,364	\$ 5,717,364
10.00%	Design & Estimating Contingency			
6.00%	Escalation	\$ 47 /sf	\$ 571,736	\$ 571,736
	General Conditions & Staffing	\$ 31 /sf	\$ 377,346	\$ 377,346
0.80%	General Liability Insurance	\$ 46 /sf	\$ 560,000	\$ 560,000
	Builder's Risk Insurance	\$ 5 /sf	\$ 57,812	\$ 57,812
1.00%	Local Building Permit		By Owner	By Owner
0.026%	State Education Fund		Wavied	Wavied
0.71%	CM Payment & Performance Bond	\$ 0 /sf	\$ 1,894	\$ 1,894
5.00%	CM Fee	\$ 4 /sf	\$ 51,732	\$ 51,732
3.00%	Construction Contingency	\$ 30 /sf	\$ 366,894	\$ 366,894
		\$ 19 /sf	\$ 231,143	\$ 231,143
TOTAL CONSTRUCTION COST		\$ 654	\$ 7,935,921	\$ 7,935,921



Basis of Conceptual Cost Opinion

Oswegatchie Fire Station Renovation

441 Boston Post Rd, Waterford, CT

Documents Utilized

- Visits to existing facility
- Aerial imagery via Google Earth
- Historical cost data and Downes estimating benchmarks

Scope of Work

- The renovation project consists of a complete interior gut renovation of approximately 12,142 SF.
- Demolition and replacement of all interior finishes, MEP systems, and select architectural elements
- New full coverage Fire Sprinkler System.
- Roof replacement and window system upgrades
- New casework, flooring, ceilings, partitions, and restroom improvements
- Site access improvements including stairs, ramps, and sidewalks
- Selective masonry patching and repointing

Inclusions

- All trade costs and general conditions
- Prevailing wage rates
- Full replacement of MEP systems (VRF system)
- Finishes and interior partitions
- Roofing, window systems, and minor masonry work
- Site concrete and ramps and limited drainage
- Temporary protections and general requirements
- CM Fee, bonds, escalation, and contingency

Exclusions

- Building addition or expansion
- LEED certification or sustainability documentation
- Owner-supplied FF&E and technology systems
- Builder's Risk Insurance (by Owner)
- Offsite utilities or infrastructure upgrades
- Building permit assumed waived.
- Premiums for non-standard work times.
- Soft costs such as design fees, surveys, testing, or permit reviews, this additional cost can range between 10% -20% of the construction hard costs

- Cost associated to tariffs, while outside of contractor control, can significantly impact total project cost if not proactively managed. Downes Construction will continue to monitor market conditions and provide updated recommendations should these risks escalate.

Assumptions

- Costs based on a Construction Manager at Risk method
- Documents have not been produced on anticipated layout or finishes; final design may alter scopes and quantities
- Construction duration is 8 months
- Bathrooms remain generally in current locations
- Scope and cost assumptions are drawn from the grading plan and Google Earth observations. No underground utilities or major site development are assumed
- No significant environmental remediation or unknown site conditions
- Project is assumed to be occupied with 4 phases of construction assumed
- The attached estimate accounts for escalation through the construction start date of July 1, 2026, if construction does not start on time, include an additional 6% annual escalation per year

Estimating Methodology

- Quantities extracted from existing lay out as shown on sheet A010 of the CD Documents dated 5/16/25.
- Pricing based on Q1 2025 market rates and historical Downes project data
- Unit costs based on in-house historical data, and recent comparable projects
- Unit pricing includes labor, material, equipment, and general contractor markup
- Trade cost structured by CSI Division
- Contingencies applied for design evolution and pricing risk

Next Steps

This estimate is intended to guide design development, budget validation, and project planning efforts. It is recommended that all major scope assumptions be validated through continued coordination with the design team and Owner.