



**Justin Elicker**  
Mayor

# ENGINEERING DEPARTMENT

City of New Haven  
200 Orange Street, Rm 503  
New Haven, CT 06510  
www.newhavenct.gov



**Giovanni Zinn, P.E.**  
City Engineer

## New Haven Board of Education – Central Office – 424 Chapel Street

Second Floor Renovation, Fit Out, and Auxiliary Parking Lot

Concept Estimate

Building Renovation Area 21,804 SF

Auxiliary Parking Lot Area 4350 SY

Estimate Date: 4/1/2025

Design + Inspection				\$370,000.00
	Design		\$250,000.00	
	Inspection and Testing		\$120,000.00	
Division	Scope	Section	Section Value	Division Value
02	Existing Conditions			\$218,040.00
		Demolition	\$196,236.00	
		Site Cleaning	\$21,804.00	
06	Wood, Plastics, Composites			\$981,180.00
		Interior Walls	\$981,180.00	
08	Openings			\$545,100.00
		Doors and Hardware	\$348,864.00	
		Windows	\$196,236.00	
09	Finishes			\$496,386.00
		Acoustic Ceiling	\$152,628.00	
		Carpet	\$196,236.00	
		Tile	\$38,502.00	
		Paint	\$109,020.00	
10	Specialties			\$15,000.00
		Wayfinding	\$15,000.00	
12	Furnishings			\$80,675.00
		Window Treatments	\$54,510.00	
		Solid Surfaces	\$26,165.00	
14	Conveying Equipment			\$150,000.00
		Elevator	\$150,000.00	
21	Fire Suppression			\$76,314.00
		Fire Sprinkler	\$76,314.00	



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22	Plumbing		\$261,648.00
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23	HVAC		\$872,160.00
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26	Electrical		\$669,904.60
		Electrical	\$669,904.60
27	Communications		\$109,020.00
		Communications	\$109,020.00
28	Electronic Safety and Security		\$65,412.00
		Fire Alarm	\$65,412.00

**Direct cost subtotal: \$4,540,839.60**

### Indirect costs

Escalation	6.00%	\$272,450.38
General Conditions	4.00%	\$181,633.58
Insurance	1.25%	\$56,760.50
Bond	1.00%	\$45,408.40
Permits	1.00%	\$45,408.40
GC Profit	15.00%	\$681,125.94
<b>Indirect cost subtotal:</b>		<b>\$1,282,787.19</b>

**FF&E Package \$1,155,612.00**

**Auxiliary Parking Lot \$662,500.00**

**Project Contingency \$801,173.88**

**Total Project Cost \$8,812,912.67**