

Oswegatchie Fire Station - Renovation

Proposed Renovate as New

Conceptual Rough Order of Magnitude Cost Opinion



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DATE: June 17th, 2025

ESTIMATE LEVEL: Conceptual - No Documents

ARCHITECT: TBD

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DOWNES CONSTRUCTION



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June 17, 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 project cost is projected at \$11,092,735, which equates to \$914 per square foot. This includes construction cost of \$9,243,945 inclusive of allowances for design contingency (15%), escalation (6%), CM fees, bonding, and construction contingency as well as soft costs in the amount of 1,848,789.

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



Oswegatchie Fire Station Renovate as New
Waterford Connecticut
 Drawings Dated: None
 Estimate Date: 06/17/2025

Opinion of Cost Estimate

RENOVATION		CONCEPTUAL BUDGET		TOTALS
		COST / AREA 1	AREA 1 TOTAL	12,142 sf
		12,142 sf		
PROJECT REQUIREMENTS		\$ 22 /sf	\$ 267,124	\$ 267,124
FINAL CLEANING		\$ 2 /sf	\$ 24,284	\$ 24,284
PHASING		\$ 19 /sf	\$ 230,698	\$ 230,698
HAZARDOUS ABATEMENT		\$ 18 /sf	\$ 218,556	\$ 218,556
BUILDING DEMOLITION			\$ -	\$ -
SELECTIVE DEMOLITION		\$ 20 /sf	\$ 242,840	\$ 242,840
CAST-IN-PLACE CONCRETE		\$ 11 /sf	\$ 133,562	\$ 133,562
MASONRY		\$ 10 /sf	\$ 121,420	\$ 121,420
STRUCTURAL STEEL		\$ 15 /sf	\$ 182,130	\$ 182,130
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		\$ 8 /sf	\$ 97,136	\$ 97,136
FURNISHINGS		\$ 2 /sf	\$ 24,284	\$ 24,284
SPECIAL CONSTRUCTION			\$ -	\$ -
ELEVATORS		\$ 15 /sf	\$ 182,130	\$ 182,130
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		\$ 531 /sf	\$ 6,445,884	\$ 6,445,884
15.00%	Design & Estimating Contingency	\$ 80 /sf	\$ 966,883	\$ 966,883
6.00%	Escalation	\$ 37 /sf	\$ 444,766	\$ 444,766
	General Conditions & Staffing	\$ 46 /sf	\$ 560,000	\$ 560,000
0.80%	General Liability Insurance	\$ 6 /sf	\$ 67,340	\$ 67,340
	Builder's Risk Insurance		By Owner	By Owner
1.00%	Local Building Permit		Wavied	Wavied
0.026%	State Education Fund	\$ 0 /sf	\$ 2,206	\$ 2,206
0.71%	CM Payment & Performance Bond	\$ 5 /sf	\$ 60,258	\$ 60,258
5.00%	CM Fee	\$ 35 /sf	\$ 427,367	\$ 427,367
3.00%	Construction Contingency	\$ 22 /sf	\$ 269,241	\$ 269,241
TOTAL CONSTRUCTION COST		\$ 761	\$ 9,243,945	\$ 9,243,945

SOFT COSTS				
15%	Owner's Soft Cost	\$ 114 /sf	\$ 1,386,592	\$ 1,386,592
5%	Owner Contingency	\$ 38 /sf	\$ 462,197	\$ 462,197
TOTAL SOFT COST		\$ 152	\$ 1,848,789	\$ 1,848,789
TOTAL PROJECT COST		\$ 914	\$ 11,092,735	\$ 11,092,735



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
- Installation of new elevator
- Temporary kitchen
- Phasing including temporary walls, Elect & HVAC

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.
- 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 10 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.