



NORTHEAST  
COLLABORATIVE  
ARCHITECTS

**Mary & Eliza Freeman Houses**  
**Bridgeport, CT**  
**NCA PROJECT NO: 18250**

**February 11, 2020**

**FULL PROJECT**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>				
Mary Freeman House - Basement	412	SF	\$175	\$72,100
Mary Freeman House - Main House	1,236	SF	\$285	\$352,260
Mary Freeman House - Kitchen Wings	969	SF	\$295	\$285,855
Mary Freeman House - Porches	450	SF	\$100	\$45,000
Eliza Freeman House - Basement	900	SF	\$175	\$157,500
Eliza Freeman House - Main House	1,380	SF	\$295	\$407,100
Eliza Freeman House - Apartment	880	SF	\$275	\$242,000
Eliza Freeman House - Porches	300	SF	\$100	\$30,000
<b>Sub Total A:</b>				<b>\$1,591,815</b>
				\$0
Design contingency (5%)				\$79,591
<b>Sub Total:</b>				<b>\$1,671,406</b>
Escalation to midpoint of construction (3.5%)				\$58,499
<b>Total Construction Budget:</b>				<b>\$1,729,905</b>

TOTAL PROJECT BUDGET	Totals
<b>ITEM:</b>	
Construction Budget (includes OH&P, design contingency & escalation)	<b>\$1,729,905</b>
Initial Make-Safe Construction	\$35,500
CM Fee	\$69,196
Current Design Fees (Stabilization/Exterior)	\$67,500
New Foundation Design	\$10,000
Site utilities, survey & investigations	\$2,000
Subsequent Design Fees (Interior/MEP/Site)	\$145,000
Historical Architecture Consultant	\$50,000
Cost Estimating	\$6,500
Haz Mat Abatement	\$65,000
Tel/Data/Security Consultant	\$20,000
FF&E	\$114,250
Testing & Inspections	\$20,000
Owner Administrative Costs	\$65,000
State Fiscal Sponsor Fee	\$80,000
	\$0
Owner contingency (8%)	\$197,428
<b>Sub Total:</b>	<b>\$2,597,279</b>
<b>Total Project Budget:</b>	<b>\$2,597,279</b>



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**ELIZA INTERIOR & EXPANSION & MARY BASE BLDG**

**MARY INTERIOR & EXPANSION**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>								
Mary Freeman House - Basement	412	SF	\$110	\$45,320	412	SF	\$65	\$26,780
Mary Freeman House - Main House	1,236	SF	\$200	\$247,200	1,236	SF	\$85	\$105,060
Mary Freeman House - Kitchen Wings	0	SF	\$295	\$0	969	SF	\$295	\$285,855
Mary Freeman House - Porches	0	SF	\$100	\$0	450	SF	\$100	\$45,000
Eliza Freeman House - Basement	900	SF	\$175	\$157,500	0	SF	\$175	\$0
Eliza Freeman House - Main House	1,380	SF	\$295	\$407,100	0	SF	\$295	\$0
Eliza Freeman House - Apartment	880	SF	\$275	\$242,000	0	SF	\$275	\$0
Eliza Freeman House - Porches	300	SF	\$100	\$30,000	0	SF	\$100	\$0
<b>Sub Total A:</b>				<b>\$1,129,120</b>				<b>\$462,695</b>
				\$0				\$0
Design contingency (5%)				\$56,456				\$23,135
<b>Sub Total:</b>				<b>\$1,185,576</b>				<b>\$485,830</b>
Escalation to midpoint of construction (3.5%)				\$41,495				\$17,004
<b>Total Construction Budget:</b>				<b>\$1,227,071</b>				<b>\$502,834</b>

**TOTAL PROJECT BUDGET**

**Totals**

**ITEM:**

Construction Budget (includes OH&P, design contingency & escalation)				<b>\$1,227,071</b>				<b>\$502,834</b>
Initial Make-Safe Construction				\$7,885				\$27,615
CM Fee				\$49,083				\$20,113
Current Design Fees (Stabilization/Exterior)				\$14,500				\$53,000
New Foundation Design				\$5,000				\$5,000
Site utilities, survey & investigations				\$311				\$1,689
Subsequent Design Fees (Interior/MEP/Site)				\$60,000				\$85,000
Historical Architecture Consultant				\$14,700				\$35,300
Cost Estimating				\$6,500				\$0
Haz Mat Abatement				\$25,000				\$40,000
Tel/Data/Security Consultant				\$10,000				\$10,000
FF&E				\$10,000				\$104,250
Testing & Inspections				\$10,000				\$10,000
Owner Administrative Costs				\$30,662				\$34,338
State Fiscal Sponsor Fee				\$40,000				\$40,000
				\$0				\$0
Owner contingency (8%)				\$120,432				\$76,996
<b>Sub Total:</b>				<b>\$1,591,144</b>				<b>\$1,006,135</b>
<b>Total Project Budget:</b>				<b>\$1,591,144</b>				<b>\$1,006,135</b>



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**PHASE 1: ENVIRONMENTAL**

February 11, 2020

**ELIZA INTERIOR & EXPANSION & MARY BASE BLDG**

**MARY INTERIOR & EXPANSION**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>								
Mary Freeman House - Basement	412	SF	\$20	\$8,240	0	SF	\$20	\$0
Mary Freeman House - Main House	1,236	SF	\$25	\$30,900	0	SF	\$25	\$0
Mary Freeman House - Kitchen Wings	0	SF	\$30	\$0	969	SF	\$30	\$29,070
Mary Freeman House - Porches	0	SF	\$100	\$0	0	SF	\$100	\$0
Eliza Freeman House - Basement	900	SF	\$25	\$22,500	0	SF	\$25	\$0
Eliza Freeman House - Main House	1,380	SF	\$25	\$34,500	0	SF	\$25	\$0
Eliza Freeman House - Apartment	880	SF	\$30	\$26,400	0	SF	\$30	\$0
Eliza Freeman House - Porches	0	SF	\$100	\$0	0	SF	\$100	\$0
<b>Sub Total A:</b>				<b>\$122,540</b>				<b>\$29,070</b>
				\$0				\$0
Design contingency (5%)				\$6,127				\$1,454
<b>Sub Total:</b>				<b>\$128,667</b>				<b>\$30,524</b>
Escalation to midpoint of construction (3.5%)				\$4,503				\$1,068
<b>Total Construction Budget:</b>				<b>\$133,170</b>				<b>\$31,592</b>

**TOTAL PROJECT BUDGET**

**Totals**

**ITEM:**

Construction Budget (includes OH&P, design contingency & escalation)	<b>\$133,170</b>				<b>\$31,592</b>
Initial Make-Safe Construction	\$7,885				\$0
CM Fee	\$5,327				\$1,264
Current Design Fees (Stabilization/Exterior)	\$10,000				\$8,000
Site utilities, survey & investigations	\$311				\$0
Historical Consultant	\$0				\$0
Cost Estimating	\$6,500				\$0
Haz Mat Abatement	\$25,000				\$40,000
Testing & Inspections	\$5,000				\$5,000
Owner Administrative Costs	\$4,663				\$4,662
State Fiscal Sponsor Fee	\$8,000				\$8,000
	\$0				\$0
Owner contingency (8%)	\$16,468				\$7,881
<b>Sub Total:</b>	<b>\$214,324</b>				<b>\$98,399</b>

**Total Project Budget:**

**\$214,324**

**\$98,399**



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**PHASE 2: STABILIZATION**

**ELIZA INTERIOR & EXPANSION & MARY BASE BLDG      MARY INTERIOR & EXPANSION**

**February 11, 2020**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>								
Mary Freeman House - Basement	412	SF	\$70	\$28,840	0	SF	\$70	\$0
Mary Freeman House - Main House	1,236	SF	\$70	\$86,520	0	SF	\$70	\$0
Mary Freeman House - Kitchen Wings	0	SF	\$80	\$0	969	SF	\$80	\$77,520
Mary Freeman House - Porches	0	SF	\$100	\$0	0	SF	\$100	\$0
Eliza Freeman House - Basement	900	SF	\$70	\$63,000	0	SF	\$70	\$0
Eliza Freeman House - Main House	1,380	SF	\$70	\$96,600	0	SF	\$70	\$0
Eliza Freeman House - Apartment	880	SF	\$65	\$57,200	0	SF	\$65	\$0
Eliza Freeman House - Porches	0	SF	\$100	\$0	0	SF	\$100	\$0
<b>Sub Total A:</b>				<b>\$332,160</b>				<b>\$77,520</b>
				\$0				\$0
Design contingency (5%)				\$16,608				\$3,876
<b>Sub Total:</b>				<b>\$348,768</b>				<b>\$81,396</b>
Escalation to midpoint of construction (3.5%)				\$12,207				\$2,849
<b>Total Construction Budget:</b>				<b>\$360,975</b>				<b>\$84,245</b>

**TOTAL PROJECT BUDGET**

ITEM:	Totals			
Construction Budget (includes OH&P, design contingency & escalation)	<b>\$360,975</b>			<b>\$84,245</b>
CM Fee	\$14,439			\$3,370
Current Design Fees (Stabilization/Exterior)	\$1,500			\$1,500
New Foundation Design	\$5,000			\$5,000
Testing & Inspections	\$5,000			\$5,000
Owner Administrative Costs	\$6,500			\$6,500
State Fiscal Sponsor Fee	\$8,000			\$8,000
	\$0			\$0
Owner contingency (8%)	\$32,113			\$9,089
<b>Sub Total:</b>	<b>\$425,527</b>			<b>\$114,704</b>
<b>Total Project Budget:</b>	<b>\$425,527</b>			<b>\$114,704</b>



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**PHASE 3: RAISING**

**ELIZA INTERIOR & EXPANSION & MARY BASE BLDG      MARY INTERIOR & EXPANSION**

**February 11, 2020**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>								
Mary Freeman House - Basement	412	SF	\$20	\$8,240	0	SF	\$20	\$0
Mary Freeman House - Main House	1,236	SF	\$20	\$24,720	0	SF	\$20	\$0
Mary Freeman House - Kitchen Wings	0	SF	\$20	\$0	969	SF	\$20	\$19,380
Mary Freeman House - Porches	0	SF	\$20	\$0	0	SF	\$20	\$0
Eliza Freeman House - Basement	900	SF	\$20	\$18,000	0	SF	\$20	\$0
Eliza Freeman House - Main House	1,380	SF	\$20	\$27,600	0	SF	\$20	\$0
Eliza Freeman House - Apartment	880	SF	\$20	\$17,600	0	SF	\$20	\$0
Eliza Freeman House - Porches	0	SF	\$20	\$0	0	SF	\$20	\$0
<b>Sub Total A:</b>				<b>\$96,160</b>				<b>\$19,380</b>
				\$0				\$0
Design contingency (5%)				\$4,808				\$969
<b>Sub Total:</b>				<b>\$100,968</b>				<b>\$20,349</b>
Escalation to midpoint of construction (3.5%)				\$3,534				\$712
<b>Total Construction Budget:</b>				<b>\$104,502</b>				<b>\$21,061</b>

**TOTAL PROJECT BUDGET** **Totals**

<b>ITEM:</b>								
Construction Budget (includes OH&P, design contingency & escalation)				<b>\$104,502</b>				<b>\$21,061</b>
CM Fee				\$4,180				\$842
Current Design Fees (Stabilization/Exterior)				\$1,500				\$1,500
Owner Administrative Costs				\$6,500				\$6,500
State Fiscal Sponsor Fee				\$8,000				\$8,000
				\$0				\$0
Owner contingency (8%)				\$9,975				\$3,032
<b>Sub Total:</b>				<b>\$126,657</b>				<b>\$32,936</b>
<b>Total Project Budget:</b>				<b>\$126,657</b>				<b>\$32,936</b>



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**PHASE 4: EXTERIOR RENOVATION**

**ELIZA INTERIOR & EXPANSION & MARY BASE BLDG      MARY INTERIOR & EXPANSION**

**February 11, 2020**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>								
Mary Freeman House - Basement	0	SF	\$75	\$0	0	SF	\$75	\$0
Mary Freeman House - Main House	1,236	SF	\$85	\$105,060	0	SF	\$85	\$0
Mary Freeman House - Kitchen Wings	0	SF	\$80	\$0	969	SF	\$80	\$77,520
Mary Freeman House - Porches	0	SF	\$100	\$0	450	SF	\$100	\$45,000
Eliza Freeman House - Basement	0	SF	\$80	\$0	0	SF	\$80	\$0
Eliza Freeman House - Main House	1,380	SF	\$85	\$117,300	0	SF	\$85	\$0
Eliza Freeman House - Apartment	880	SF	\$75	\$66,000	0	SF	\$75	\$0
Eliza Freeman House - Porches	300	SF	\$100	\$30,000	0	SF	\$100	\$0
<b>Sub Total A:</b>				<b>\$318,360</b>				<b>\$122,520</b>
				\$0				\$0
Design contingency (5%)				\$15,918				\$6,126
<b>Sub Total:</b>				<b>\$334,278</b>				<b>\$128,646</b>
Escalation to midpoint of construction (3.5%)				\$11,700				\$4,503
<b>Total Construction Budget:</b>				<b>\$345,978</b>				<b>\$133,149</b>

**TOTAL PROJECT BUDGET** **Totals**

<b>ITEM:</b>								
Construction Budget (includes OH&P, design contingency & escalation)				<b>\$345,978</b>				<b>\$133,149</b>
CM Fee				\$13,839				\$5,326
Current Design Fees (Stabilization/Exterior)				\$1,500				\$1,500
Owner Administrative Costs				\$6,500				\$6,500
State Fiscal Sponsor Fee				\$8,000				\$8,000
				\$0				\$0
Owner contingency (8%)				\$30,065				\$12,358
<b>Sub Total:</b>				<b>\$397,882</b>				<b>\$158,833</b>
<b>Total Project Budget:</b>				<b>\$397,882</b>				<b>\$158,833</b>



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**PHASE 5: INTERIOR**

**ELIZA INTERIOR & EXPANSION & MARY BASE BLDG      MARY INTERIOR & EXPANSION**

**February 11, 2020**

COMPONENT	QUANTITY	UNIT	\$/UNIT	Totals	QUANTITY	UNIT	\$/UNIT	Totals
<b>CONSTRUCTION:</b>								
Mary Freeman House - Basement	0	SF	\$65	\$0	412	SF	\$65	\$26,780
Mary Freeman House - Main House	0	SF	\$85	\$0	1,236	SF	\$85	\$105,060
Mary Freeman House - Kitchen Wings	0	SF	\$85	\$0	969	SF	\$85	\$82,365
Mary Freeman House - Porches	0	SF	\$100	\$0	0	SF	\$100	\$0
Eliza Freeman House - Basement	900	SF	\$60	\$54,000	0	SF	\$60	\$0
Eliza Freeman House - Main House	1,380	SF	\$95	\$131,100	0	SF	\$95	\$0
Eliza Freeman House - Apartment	880	SF	\$85	\$74,800	0	SF	\$85	\$0
Eliza Freeman House - Porches	0	SF	\$100	\$0	0	SF	\$100	\$0
<b>Sub Total A:</b>				<b>\$259,900</b>				<b>\$214,205</b>
				\$0				\$0
Design contingency (5%)				\$12,995				\$10,710
<b>Sub Total:</b>				<b>\$272,895</b>				<b>\$224,915</b>
Escalation to midpoint of construction (3.5%)				\$9,551				\$7,872
<b>Total Construction Budget:</b>				<b>\$282,446</b>				<b>\$232,787</b>

**TOTAL PROJECT BUDGET** **Totals**

<b>ITEM:</b>								
Construction Budget (includes OH&P, design contingency & escalation)				<b>\$282,446</b>				<b>\$232,787</b>
CM Fee				\$11,298				\$9,311
Subsequent Design Fees (Interior/MEP/Site)				\$60,000				\$85,000
Historical Architecture Consultant				\$14,700				\$34,700
Tel/Data/Security Consultant				\$10,000				\$10,000
FF&E				\$10,000				\$104,250
Owner Administrative Costs				\$6,500				\$6,500
State Fiscal Sponsor Fee				\$8,000				\$8,000
				\$0				
Owner contingency (8%)				\$32,236				\$39,244
<b>Sub Total:</b>				<b>\$427,180</b>				<b>\$521,793</b>
<b>Total Project Budget:</b>				<b>\$427,180</b>				<b>\$521,793</b>