

**ESTIMATED CONCEPT COST
FEBRUARY 2021**

**Town of Windham
Community Center Options**

Project location:

**Windham Middle School
Windham, ME**



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Full Service Construction Management - General Contracting Company

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Date:
February 23, 2021

Job Address:
Windham Middle School
Windham, ME

Scope of Work

We are pleased to provide our early budget estimate options for the Community Center at the existing Windham Middle School location.

Option #1 New Building 72,813sf \$28,277,000.00

New Gym/Pool building based on Harriman Renderings and floor plan drawings Dated June 2019

Scope: New metal framed building to house Gym, Pool and Senior Center

Admin Offices, Restrooms, Walking track, Wellness Studios, Lobby and Kitchen

Sitework allowance

Pool allowance

Finishes

MEP

Sprinkler System

Option #2 Gym Addition to the existing Gym 15,400sf \$5,850,000.00

Scope: new building to resemble the existing gym added to the end of the existing Gym.

Based on a 100' x 100' addition

Perimeter 1st level track allowance (2nd level difficult due to laminated arch columns)

Similar finishes to the existing Gym

Sitework allowance

Finishes

MEP

Sprinkler System

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Option #3 Pool addition 14,000sf \$6,650,000.00

Scope: new building added on to the existing Gym on the locker room side

Based on a 100' x 140' addition

Sitework allowance

Pool and equipment allowance

Finishes

MEP

Sprinkler System

Option #4 Main building Renovations 53,975sf \$980,000.00

Scope: Renovate the existing center portion of the existing Middle School

Sprinkler System

Replace existing ceiling tile and grid (40% - 50%)

Replace or repair existing flooring removing ACM mastic (15% - 20%)

Mechanical, Plumbing and electrical allowance

Keep existing windows

Painting as needed (60% - 70%)

Option #5 Classroom Wing Renovations 37,000sf \$2,105,000.00

Scope: Replace existing trussed roof for updated snow load codes

Demo existing lockers and repair walls and ceilings

Sprinkler System

New 2 stop elevator

Replace existing ceiling tile and grid (40% - 50%)

Remove mansard roof and replace with new siding

Remove ACM roof shingles

Keep existing windows

Mechanical and electrical allowance

Replace flooring (30% - 40%)

Assumes existing connector ramp access is ADA compliant

Painting as needed (60% - 70%)

Exclusions:

Engineering or design fees

Utility fees