

FEASIBILITY STUDY ESTIMATE

Norwell Municipality Facility
Phased Addition / Renovation
Norwell, MA



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Prepared for:

Forte Architecture + Design

10.16.19



Norwell Municipality Facility
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10.16.19

MAIN CONSTRUCTION COST SUMMARY

New Addition Construction Sequence 1

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
	Jun-23			
TRADE COSTS				
ADDITION		14,810	\$195.37	\$2,893,386
HAZ-MAT REMOVALS				\$25,000
SITE IMPROVEMENT/LANDSCAPING REPAIRS				\$352,940
SUBTOTAL TRADE COSTS				\$3,271,326
Design and Estimating Contingency		12.0%		\$392,559
Escalation to Bid		11.3%		\$369,660
SUBTOTAL				\$4,033,545
General Conditions	7.0%			\$282,348
Insurances - GLI/Builders Risk	1.25%			\$50,419
Bond	1.00%			\$40,335
Building Permit				Waived
Overhead & Fee	4.0%			\$161,342
TOTAL ESTIMATED CONSTRUCTION COST - SEQUENCE 1		14,810	\$308	\$4,567,989



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Renovation to Existing Building Construction Sequence 2

	Construction Start	Estimated Cost	
	Jun-23		
TRADE COSTS			
RENOVATE EXISTING BUILDING	5,986	\$33.97	\$203,342
HAZ-MAT REMOVALS			\$50,000
SUBTOTAL TRADE COSTS			\$253,342
Design and Estimating Contingency	12.0%		\$30,401
Escalation to Bid	11.3%		\$28,628
SUBTOTAL			\$312,371
General Conditions	7.0%		\$21,866
Insurances - GLI/Builders Risk	1.25%		\$3,905
Bond	1.00%		\$3,124
Building Permit			Waived
Overhead & Fee	4.0%		\$12,495
TOTAL ESTIMATED CONSTRUCTION COST - SEQUENCE 2	5,986	\$59	\$353,761

Total for the Addition & Renovation

TOTAL ESTIMATED COST OF CONSTRUCTION	20,796	\$237	\$4,921,750
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Alternates & Options not part of G.C. Contract - includes mark-ups

Provide a mezzanine for the new pre-engineered building in phase 1	ADD	\$577,185
Existing building envelope improvements - new siding & OH doors, plus roof insulation	ADD	\$580,539



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This cost estimate was produced from drawings, specifications and other documentation prepared by Forte Architecture + Design and their design team dated 09.19.19 . Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, GC's overhead and profit and design contingency. Cost escalation is included until start date indicated.

Bidding conditions are expected to be public bidding under C.149 to pre-qualified General Contractors, open bidding for sub-contractors, open specifications for materials and manufacturers.

The estimate is based on prevailing wage rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT INCLUDED IN THIS ESTIMATE

Items not included in this estimate are:

- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)
- Rock excavation; special foundations (unless indicated by design engineers)
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)



Norwell Municipality Facility
CSI SUMMARY
Norwell, MA

10.16.19

GFA 14,810

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Addition Construction Sequence 1

GROSS FLOOR AREA CALCULATION

1 Level - New employee/admin area	2,402
1 Level - New vehicle storage garage	12,408
Mezzanine - carried as an alternate	

TOTAL GROSS FLOOR AREA (GFA) 14,810 sf

02 SELECTIVE DEMOLITION

Exterior

Create new openings in exterior 1 ls 3,500.00 3,500

Interior

Misc. interior removal for new addition 1 ls 2,500.00 2,500

SUBTOTAL: \$ 6,000

TOTAL, DIVISION 2 - SELECTIVE DEMOLITION \$6,000

03 - CONCRETE

Strip Footings	52	CY
Foundation Walls	72	CY
Spread Footings	3	CY
Piers	3	CY
Total Foundation Concrete	130	CY

Continuous Footings & Walls

<u>Continuous footings - 36" wide</u>	466	lf		
Formwork	932	sf	14.00	13,048
Re-bar #5	3,820	lbs.	1.20	4,584
Concrete material	52	cy	128.00	6,656
Placing concrete	52	cy	90.00	4,680
<u>Foundation walls - 4'-0" high</u>	466	lf		
Formwork	3,728	sf	16.00	59,648
Re-bar	3,185	lbs.	1.20	3,822
Concrete material; 4,000 psi	72	cy	128.00	9,216
Placing concrete	72	cy	120.00	8,640
Form shelf	466	lf	3.30	1,538
<u>Continuous footings - 36" wide at interior wall</u>	80	lf		
Formwork	160	sf	14.00	2,240
Re-bar #5	656	lbs.	1.20	787
Concrete material	9	cy	128.00	1,152
Placing concrete	9	cy	90.00	810

Spread Footings & Piers:

Spread Footings - Building (3'-0" square)

Formwork	96	sf	15.00	1,440
Re-bar	345	lbs.	1.20	414
Concrete material	3	cy	128.00	384
Placing concrete	3	cy	150.00	450
Set anchor bolts grout plates	8	ea	165.00	1,320

Piers

Formwork	213	sf	18.00	3,834
Re-bar	225	lbs.	1.20	270
Concrete material; 5,000 psi	3	cy	170.00	510
Placing concrete	3	cy	150.00	450

Lowest Floor Construction

<u>Slab on grade, 4" thick - Building Employee/Admin</u>	2,402	sf		
Vapor barrier, heavy duty, 15 mil	2,402	sf	1.00	2,402
WWF reinforcement	2,762	sf	1.10	3,038
Concrete - 4" thick; 3,000 psi	31	cy	128.00	3,968
Placing concrete	31	cy	100.00	3,100
Finishing and curing concrete	2,402	sf	2.50	6,005



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New Addition Construction Sequence 1

Slab on grade, 8" thick - Building Vehicle Garage

12,408 sf

Vapor barrier, heavy duty, 15 mil

12,408 sf 1.00 12,408

WWF reinforcement

14,269 sf 1.10 15,696

Concrete - 8" thick; 3,000 psi

322 cy 128.00 41,216

Placing concrete

322 cy 100.00 32,200

Finishing and curing concrete

12,408 sf 2.50 31,020

Miscellaneous

Premium for addition/existing building new foundation

80 lf 200.00 16,000

Moisture mitigation additive

assumed not required

Equipment pad allowance

1 ls 1,000.00 1,000

Sealed concrete flooring

1,404 sf 1.50 2,106

Sealed concrete flooring - heavy duty

carried in Div 9

SUBTOTAL

296,052

TOTAL - CONCRETE

\$296,052

04 MASONRY

Partial height masonry walls

250 sf 30.00 7,500

SUBTOTAL:

\$ 7,500

TOTAL, DIVISION 4 - MASONRY

\$7,500

05 METALS

051000 STRUCTURAL STEEL

14 tns

Employee/Admin Structure

11.66 lbs/sf

W-sections beams & HSS steel columns

14 tns 4,000.00 56,000

1-1/2" Metal galvanized roof deck

2,402 sf 3.00 7,206

Vehicle Garage Structure

carried in Div 13

SUBTOTAL

63,206

054000 COLD-FORMED METAL FRAMING

6" CFMF at exterior closure

carried in Div 9

6" CFMF at exterior closure mockup

carried in Div 9

SUBTOTAL

-

055000 METAL FABRICATIONS

Exterior

New entry canopy - structure & finishes

1 ls 20,000.00 20,000

Stairs

Metal pan stairs - lower level to mezzanine

see mezzanine alternate

Railings

see mezzanine alternate

Interior

Bollards

15 ea 450.00 6,750

Roof ladder at access hatch

1 ls 1,500.00 1,500

Miscellaneous metals throughout building

2,402 gsf 0.50 1,201

SUBTOTAL:

\$ 29,451

TOTAL, DIVISION 5 - METALS

\$92,657

06 - WOOD, PLASTICS AND COMPOSITES

061000 ROUGH CARPENTRY

Rough blocking at exterior openings

596 lf 4.00 2,384

Rough blocking at flat employee/admin roof

223 lf 4.00 892

Rough blocking at partitions

486 lf 2.00 972

Wood blocking at interior openings

443 lf 4.00 1,772

Backer panels in electrical closets

1 ls 500.00 500



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New Addition Construction Sequence 1

127	Miscellaneous wood blocking at interiors	2,402	sf	0.50	1,201		
128	Miscellaneous carpentry & protection	1	ls	5,000.00	5,000		
129	SUBTOTAL					12,721	
130							
131	064020 ARCHITECTURAL WOODWORK						
132	<u>Interior trim</u>						
133	Wood base				assumed not required		
134	Wood window sills	16	lf	40.00	640		
135	General storage shelving	1	ls	500.00	500		
136	Copy/Supply/Housekeeping shelving	1	ls	750.00	750		
137	Coat rod & shelf	1	ls	350.00	350		
138	Built-in casework				carried in Div 12		
139	SUBTOTAL					2,240	
140							
141	064216 WOOD VENEER WALL PANELING						
142	<u>No Scope of Work in this Section</u>						
143	SUBTOTAL					-	
144							
145	TOTAL - WOOD, PLASTICS AND COMPOSITES						\$14,961

07 THERMAL & MOISTURE PROTECTION

150	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
151	<u>Exterior Walls</u>						
152	Air and vapor barrier	868	sf	7.00	6,076		
153	AVB at window and door openings	596	lf	5.00	2,980		
154	Backer rod & double sealant at openings	596	lf	9.00	5,364		
155	<u>Interiors</u>						
156	Backer rod & double sealant at interior doors	443	lf	2.50	1,108		
157	Backer rod & double sealant at interior glazing				assumed not required		
158	Waterproofing membrane at floor tile in bathrooms				assumed not required		
159	Miscellaneous sealants throughout building	14,810	gsf	0.50	7,405		
160	SUBTOTAL					22,933	
161							
162	070002 ROOFING AND FLASHING						
163	<u>Flat Roof</u>						
164	EPDM roof membrane fully adhered; white	2,526	sf	12.00	30,312		
165	Insulation; Polyiso, 3"	2,526	sf	5.00	12,630		
166	5/8" exterior grade plywood				included above		
167	Reinforced vapor barrier	2,526	sf	1.00	2,526		
168	Rough blocking				included above		
169	<u>Miscellaneous Roofing</u>						
170	Access hatch	1	ls	2,500.00	2,500		
171	Parapet cap	223	lf	20.00	4,460		
172	Flashing at walls common to membrane roofing	160	lf	25.00	4,000		
173	Seamless fiberglass gutter /downspouts - employee/admin				assumed to be internal roof drains		
174	Seamless fiberglass gutter /downspouts - vehicle garage				carried in Div 13		
175	Miscellaneous flashing	1	ls	1,500.00	1,500		
176	SUBTOTAL					57,928	
177							
178	072100 THERMAL INSULATION						
179	2" Rigid insulation + protection board at foundation walls	2,330	sf	2.15	5,010		
180	2" Rigid insulation under slab on grade - 2' at perimeter	932	sf	2.25	2,097		
181	3" Rigid insulation at exterior closure	868	sf	3.00	2,604		
182	2" foam insulation at exterior closure				assumed not required		
183	Insulation at roof				included with roofing		
184	Insulation at window/door openings	596	lf	2.50	1,490		
185	SUBTOTAL					11,201	
186							



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New Addition Construction Sequence 1

076400 METAL PANELS

Metal panels	868	sf	45.00	39,060		
Misc. repairs to existing siding affected by new work/demo	1	ls	5,000.00	5,000		
Mechanical roof screen				assumed not required		
SUBTOTAL						44,060

078100 FIREPROOFING & FIRE STOPPING

Fireproofing to floor/roof deck				assumed not required		
Intumescent paint to exposed beams				assumed not required		
Fire stopping - patch affected areas	1	ls	750.00	750		
SUBTOTAL						750

TOTAL, DIVISION 7 - THERMAL AND MOISTURE PROTECTION						\$136,872
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08 DOORS & WINDOWS

080001 WINDOWS

New aluminum clad wood windows				carried as aluminum windows		
SUBTOTAL						-

080002 GLASS AND GLAZING

Interior vision lites	144	sf	65.00	9,360		
Interior transom window w/ counter	1	ea	3,500.00	3,500		
SUBTOTAL						12,860

081100 DOORS, FRAMES AND HARDWARE

Exterior Doors

Frame, single	4	ea	450.00	1,800		
Flush HM door - single / vision glass	4	ea	850.00	3,400		
Hardware	4	leaf	900.00	3,600		

Interior Doors

Frame, single	15	ea	300.00	4,500		
Frame, double	2	ea	375.00	750		
Frame, vision lites	1	ls	3,500.00	3,500		
Wood door - single	15	ea	350.00	5,250		
Wood door - double	2	pr	700.00	1,400		
Premium for rating	4	ea	175.00	700		
Premium for glazed doors	5	ea	350.00	1,750		
Door operators	2	ea	2,500.00	5,000		
Hardware	19	leaf	750.00	14,250		
SUBTOTAL						45,900

083000 ACCESS DOORS

Access doors/panels	1	ls	750.00	750		
SUBTOTAL						750

083300 OVERHEAD DOORS

Overhead coiling door	1	ea	4,800.00	4,800		
Overhead roll-up door - oversized w/ glazing	3	ea	28,800.00	86,400		
SUBTOTAL						91,200

084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

Exterior Doors & Storefront

Glazed aluminum entrance doors including frame and hardware; double door	1	pr	8,600.00	8,600		
Aluminum windows	425	sf	95.00	40,375		

Interior Doors



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New Addition Construction Sequence 1

246	Glazed aluminum entrance doors including frame and hardware; single door				carried as wood door w/ glazing		
247	Interior storefront				carried as a metal framed borrow light		
248	SUBTOTAL					48,975	
249							
250	089000 FIXED LOUVERS						
251	Aluminum louvers	1	ls	500.00	500		
252	SUBTOTAL					500	
253							
254	TOTAL, DIVISION 8 - DOORS AND WINDOWS						\$200,185
255							
256							
257	09 - FINISHES						
258							

259	090002 TILE						
260	Porcelain floor tile	256	sf	26.00	6,656		
261	Porcelain tile base	124	lf	20.00	2,480		
262	Porcelain wall tile - 4' height	496	sf	24.00	11,904		
263	Ceramic wall tile at housekeeping mop sink				assumed FRP		
264	Transition strip	6	ea	75.00	450		
265	SUBTOTAL					21,490	
266							
267	090003 ACT						
268	2' x 2'	2,402	sf	5.75	13,812		
269	SUBTOTAL					13,812	
270							
271	090005 RESILIENT FLOORS						
272	Resilient Base	789	lf	2.50	1,973		
273	LVT flooring				carried as sealed concrete		
274	Resilient tile flooring				carried as sealed concrete		
275	SUBTOTAL					1,973	
276							
277	090007 PAINTING						
278	Finish doors and frames	19	ea	200.00	3,800		
279	Paint to GWB	9,436	sf	0.90	8,492		
280	Epoxy paint to walls/bollards; premium	12,408	sf	2.00	24,816		
281	Paint to GWB ceilings	1	sf	1.25	1		
282	Paint exterior doors/trim/elements	1	ls	5,000.00	5,000		
283	Miscellaneous painting/ touch-up	14,810	gsf	0.25	3,703		
284	Miscellaneous paint at affected areas	1	ls	7,500.00	7,500		
285	SUBTOTAL					53,312	
286							
287	092900 GWB						
288	EXTERIOR WALLS						
289	Exterior sheathing	868	sf	2.50	2,170		
290	6" CFMF at exterior closure	868	sf	7.00	6,076		
291	GWB lining	1,338	sf	3.25	4,349		
292	PARTITIONS						
293	6" MS, 1 lyr GWB b/s, insulation	3,636	sf	16.00	58,176		
294	6" MS, 1 lyr GWB o/s, insulation plumbing chase	516	sf	11.00	5,676		
295	7/8" hat channel, 1 lyr GWB o/s, on existing walls	780	sf	5.50	4,290		
296	Patch existing walls to remain	1	ls	2,500.00	2,500		
297	CEILINGS						
298	GWB ceilings / soffits allowance	1	ls	2,500.00	2,500		
299	SUBTOTAL					85,737	
300							
301	096723 RESINOUS FLOORING / TRAFFIC COATINGS						
302	HD concrete sealer	12,408	sf	2.50	31,020		
303	SUBTOTAL					31,020	
304							



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New Addition Construction Sequence 1

096820 CARPET

Carpet tile

497

sf

5.50

2,734

SUBTOTAL

2,734

TOTAL - FINISHES

\$210,078

10 - SPECIALTIES

101100 VISUAL DISPLAY BOARDS

Markerboards - 5 total

NIC by owner

Tackboards - 5 total

NIC by owner

SUBTOTAL

-

101400 SIGNAGE

Room Signs

5

loc

120.00

600

SUBTOTAL

600

102110 TOILET COMPARTMENTS

ADA

1

ea

1,800.00

1,800

Urinal screens

1

ea

900.00

900

SUBTOTAL

2,700

102600 WALL PROTECTION

Corner guards/Wall protection

1

ls

2,500.00

2,500

FRP

112

sf

14.00

1,568

SUBTOTAL

4,068

102800 TOILET ACCESSORIES

Single bathroom; includes electric handryers

1

rms

1,600.00

1,600

Gang bathroom; includes electric handryers

1

rms

2,900.00

2,900

Housekeeping/Laundry accessories

2

rms

300.00

600

Robe hooks

3

loc

50.00

150

Shower seat

1

loc

350.00

350

Shower curtain and rod

1

loc

200.00

200

SUBTOTAL

5,800

104400 FIRE EXTINGUISHER CABINETS

Fire extinguishers

10

ea

275.00

2,750

Knox box

1

ea

900.00

900

AED

2

ea

2,500.00

5,000

SUBTOTAL

8,650

105100 LOCKERS

Personal storage locker

25

ea

450.00

11,250

Benches

NIC by owner

SUBTOTAL

11,250

TOTAL - SPECIALTIES

\$33,068

11 - EQUIPMENT

114000 RESIDENTIAL EQUIPMENT

Appliances

Microwave

NIC by owner

Refrigerator

NIC by owner

Range

NIC by owner

Hood

NIC by owner

Undercounter dishwasher

NIC by owner



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New Addition Construction Sequence 1

366	Stacking washer / dryer					NIC by owner	
367	SUBTOTAL					-	
368							
369	115213 PROJECTION SCREENS						
370	Projection screens					NIC by owner	
371	SUBTOTAL					-	
372							
373	TOTAL - EQUIPMENT						
374							
375							
376	12 - FURNISHINGS						
377							
378	122410 WINDOW TREATMENT						
379	Manual shades at exterior windows					NIC by owner	
380	Motorized blackout shades at exterior windows					NIC by owner	
381	Manual shades at interior sidelights					NIC by owner	
382	SUBTOTAL					-	
383							
384	123100 CASEWORK & COUNTERTOPS						
385	Base cabinet/plam & wood counter @ break/kitchenette	14	lf	650.00	9,100		
386	Upper cabinets @ break/kitchenette	14	lf	400.00	5,600		
387	Base cabinet/plam & wood counter @ command center	14	lf	650.00	9,100		
388	Desk - foremen	22	lf	350.00	7,700		
389	Storage shelving units					carried in Div 6	
390	SUBTOTAL					31,500	
391							
392	124810 ENTRANCE MATS						
393	Recessed entry mats & frames	100	sf	42.00	4,200		
394	SUBTOTAL					4,200	
395							
396	129000 OWNER FURNISHING						
397	Miscellaneous owner furnishing					NIC by owner	
398	SUBTOTAL					-	
399							
400	TOTAL - FURNISHINGS						\$35,700
401							
402							
403	13 - SPECIAL CONSTRUCTION						
404							
405	131200 PRE-ENGINEERED STRUCTURES						
406	Pre-engineered building - structural frame, roof assembly, façade, wall/roof insulation, gutters and downspouts	12,408	sf	80.00	992,640		
407	SUBTOTAL					992,640	
408							
409	TOTAL - SPECIAL CONSTRUCTION						\$992,640
410							
411							
412	14 - CONVEYING SYSTEMS						
413							
414	144000 ELEVATORS						
415	<u>No Scope of Work in this Section</u>						
416	SUBTOTAL					-	
417							
418	TOTAL - CONVEYING						
419							
420							
421	21 - FIRE SUPPRESSION						
422							
423	210000 FIRE PROTECTION						
424	6" Fire protection service entrance including BFP	1	ls	15,000.00	15,000		
425	Fire protection to office area	2,402	sf	6.00	14,412		



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New Addition Construction Sequence 1

Fire protection to vehicle storage wet system only	12,408	sf	4.50	55,836	
SUBTOTAL					85,248

TOTAL - FIRE SUPPRESSION	885,248
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22 - PLUMBING

220000 PLUMBING

1" Water service entrance including BFP and meter assembly	1	ls	6,000.00	6,000	
Gas service including meter connection and piping to heating equipment and generator	1	ls	14,000.00	14,000	
Gas fired on demand water heater	2	ea	7,500.00	15,000	
Plumbing fixtures including piping	11	ea	4,000.00	44,000	
Hose bibbs including piping	3	ea	1,500.00	4,500	
Wall hydrant including piping	4	ea	2,500.00	10,000	
Eye wash station including piping, mixing valve and dedicated water heater	1	ea	7,500.00	7,500	
Inspect existing septic system	1	ls	3,000.00	3,000	
Floor drain including piping	3	ea	1,500.00	4,500	
Trench SS drain including piping	170	lf	160.00	27,200	
SUBTOTAL					135,700

TOTAL - PLUMBING	\$135,700
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23 - HVAC

230000 HVAC

Vehicle exhaust and CO detection not required					
HVAC to office space based upon gas fired 5-ton DX RTU, restroom exhaust system.	2,402	sf	40.00	96,080	
Provide gas fired heating and circulating fans to renovated parking area. Vehicle exhaust and CO detection not required	12,408	sf	5.00	62,040	
SUBTOTAL					158,120

TOTAL - HVAC	\$158,120
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26 - ELECTRICAL

D5010 SERVICE & DISTRIBUTION

<u>Normal Power</u>					
600A Gear and distribution	14,810	sf	4.00	59,240	
PV infrastructure for Future system	1	ls	3,000.00	3,000	
<u>Emergency power</u>					
New gas fired generator	1	ls	75,000.00	75,000	
Gear and distribution	14,810	sf	3.00	44,430	
<u>Equipment wiring</u>					
Equipment Wiring allowance	14,810	sf	3.00	44,430	
SUBTOTAL					226,100

D5020 LIGHTING & POWER

Admin area lighting, controls, branch devices and circuitry	2,500	sf	13.00	32,500	
Vehicle storage area lighting, controls, branch devices and circuitry	12,408	sf	6.00	74,448	
SUBTOTAL					106,948

D5030 COMMUNICATION & SECURITY SYSTEMS

Admin area Telecom, security, FA and AV	2,500	sf	15.00	37,500	
Vehicle storage area security, and FA	12,408	sf	2.50	31,020	



Norwell Municipality Facility
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Norwell, MA

10.16.19

GFA 14,810

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Addition Construction Sequence 1

SUBTOTAL 68,520

D5040 OTHER ELECTRICAL SYSTEMS

Temp power / Lights, etc 14,810 sf 1.50 22,215
SUBTOTAL 22,215

TOTAL - ELECTRICAL \$423,783

31 - EARTHWORK

Strip footings/foundation walls

Excavation 485 cy 11.00 5,335
Remove off site by Owner
Backfill with imported material 355 cy 32.00 11,360
Premium for contaminated soils removal assumed not required
SOE assumed not required
Structural fill at unexcavated areas assumed not required

Spread footings

Excavation 33 cy 13.20 436
Remove off site by Owner
Backfill with imported material 18 cy 32.00 576

Miscellaneous

Gravel fill beneath footings, 6" 32 cy 32.00 1,024
Perimeter drain 466 lf 22.50 10,485
Underslab drainage system assumed not required
UG plumbing excavation 1 ls 2,500.00 2,500
Allowance for dewatering for foundation work 1 ls 3,000.00 3,000

Slab on grade

Gravel base, 12" 549 cy 40.00 21,960
Compact sub-grade 14,810 sf 0.55 8,146

SUBTOTAL 64,822

TOTAL - EARTHWORK 64,822

TRADE SUBTOTAL BUILDING

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation to Existing Building Construction Sequence 2

GROSS FLOOR AREA CALCULATION

1 Level - Existing Building 5,986

TOTAL GROSS FLOOR AREA (GFA) 5,986 sf

02 SELECTIVE DEMOLITION

Exterior

Create new openings in exterior 1 ls 3,500.00 3,500

Interior

Remove existing interior construction 5,986 sf 4.00 23,944

SUBTOTAL: \$ 27,444

TOTAL, DIVISION 2 - SELECTIVE DEMOLITION \$27,444

03 - CONCRETE

Concrete Slab Repairs

Repair cracks and slab areas affected by demolition 5,986 sf 1.50 8,979

Set/Repair slab at trench drain & UG piping 1 ls 5,000.00 5,000

Miscellaneous

Equipment pads 1 ls 1,000.00 1,000

Sealed concrete flooring carried in Div 9

SUBTOTAL 14,979

TOTAL - CONCRETE \$14,979

04 MASONRY

No Scope of Work in this Section

SUBTOTAL: \$ -

TOTAL, DIVISION 4 - MASONRY

05 METALS

051000 STRUCTURAL STEEL

Miscellaneous

Repair existing columns 2 ea 2,500.00 5,000

SUBTOTAL 5,000

055000 METAL FABRICATIONS

Interior

Miscellaneous metals throughout building 5,986 gsf 0.50 2,993

SUBTOTAL: \$ 2,993

TOTAL, DIVISION 5 - METALS \$7,993

06 - WOOD, PLASTICS AND COMPOSITES

061000 ROUGH CARPENTRY

No Scope of Work in this Section

SUBTOTAL -

064020 ARCHITECTURAL WOODWORK

No Scope of Work in this Section

SUBTOTAL -

TOTAL - WOOD, PLASTICS AND COMPOSITES

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation to Existing Building Construction Sequence 2

07 THERMAL & MOISTURE PROTECTION

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Exterior Walls

Miscellaneous sealants throughout building façade

5,986 gsf 0.30 1,796

Interiors

Miscellaneous sealants throughout building interiors

5,986 gsf 0.15 898

SUBTOTAL

2,694

070002 ROOFING AND FLASHING

Standing Seam Roof

Misc. repairs to the existing roof affected by new work

assumed not required

SUBTOTAL

-

072100 THERMAL INSULATION

No Scope of Work in this Section

SUBTOTAL

-

074600 SIDING & TRIM

No Scope of Work in this Section

SUBTOTAL

-

076400 METAL PANELS

No Scope of Work in this Section

SUBTOTAL

-

078100 FIREPROOFING & FIRE STOPPING

Patch fireproofing

assumed not required

Fire stopping

1 ls 500.00 500

SUBTOTAL

500

TOTAL, DIVISION 7 - THERMAL AND MOISTURE PROTECTION

\$3,194

08 DOORS & WINDOWS

080001 WINDOWS

No Scope of Work in this Section

SUBTOTAL

-

080002 GLASS AND GLAZING

No Scope of Work in this Section

SUBTOTAL

-

081100 DOORS, FRAMES AND HARDWARE

Exterior Doors

Frame, single

1 ea 450.00 450

Flush HM door - single w/ vision lite

1 ea 850.00 850

Hardware

1 ea 900.00 900

Interior Doors

Seal/Fix existing door at wall common to addition

1 ea 500.00 500

SUBTOTAL

2,700

083000 ACCESS DOORS

No Scope of Work in this Section

SUBTOTAL

-

083300 OVERHEAD DOORS

No Scope of Work in this Section

SUBTOTAL

-

084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS



Norwell Municipality Facility
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation to Existing Building Construction Sequence 2

130	<u>No Scope of Work in this Section</u>						
131	SUBTOTAL					-	
132							
133	089000 FIXED LOUVERS						
134	<u>No Scope of Work in this Section</u>						
135	SUBTOTAL					-	
136							
137	TOTAL, DIVISION 8 - DOORS AND WINDOWS						\$2,700
138							
139							
140	09 FINISHES						
141							
142	090002 TILE						
143	<u>No Scope of Work in this Section</u>						
144	SUBTOTAL					-	
145							
146	090003 ACT						
147	<u>No Scope of Work in this Section</u>						
148	SUBTOTAL					-	
149							
150	090005 RESILIENT FLOORS						
151	<u>No Scope of Work in this Section</u>						
152	SUBTOTAL					-	
153							
154	090007 PAINTING						
155	Finish doors and frames	2	ea	200.00	400		
156	Miscellaneous painting/ touch-up				assumed not required		
157	SUBTOTAL					400	
158							
159	092900 GWB						
160	<u>No Scope of Work in this Section</u>						
161	SUBTOTAL					-	
162							
163	096723 RESINOUS FLOORING / TRAFFIC COATINGS						
164	HD concrete sealer	5,986	sf	2.50	14,965		
165	SUBTOTAL					14,965	
166							
167	096820 CARPET						
168	<u>No Scope of Work in this Section</u>						
169	SUBTOTAL					-	
170							
171	097200 VINYL WALL COVERINGS						
172	<u>No Scope of Work in this Section</u>						
173	SUBTOTAL					-	
174							
175	TOTAL, DIVISION 9 - FINISHES						\$15,365
176							
177							
178	10 - SPECIALTIES						
179							
180	104400 FIRE EXTINGUISHER CABINETS						
181	Fire extinguishers	4	ea	275.00	1,100		
182	AED	1	ea	2,500.00	2,500		
183	SUBTOTAL					3,600	
184							
185	TOTAL - SPECIALTIES						\$3,600
186							
187							
188	11 - EQUIPMENT						
189							
190	114000 RESIDENTIAL EQUIPMENT						
191	<u>No Scope of Work in this Section</u>						
192	SUBTOTAL					-	
193							



Norwell Municipality Facility
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation to Existing Building Construction Sequence 2

TOTAL - EQUIPMENT

12 - FURNISHINGS

123100 CASEWORK & COUNTERTOPS

No Scope of Work in this Section

SUBTOTAL

TOTAL - FURNISHINGS

13 - SPECIAL CONSTRUCTION

No Scope of Work in this Section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

14 - CONVEYING SYSTEMS

No Scope of Work in this Section

SUBTOTAL

TOTAL - CONVEYING

21 - FIRE SUPPRESSION

210000 FIRE PROTECTION

Fire protection to vehicle storage wet system only

5,986

sf

4.50

26,937

SUBTOTAL

26,937

TOTAL - FIRE SUPPRESSION

\$26,937

22 - PLUMBING

220000 PLUMBING

Demolition/Cut & cap

1

ls

3,000.00

3,000

Wall hydrant including piping

3

ea

2,500.00

7,500

Eye wash station including piping, mixing valve and dedicated water heater

1

ea

7,500.00

7,500

Trench SS drain including piping

70

lf

160.00

11,200

SUBTOTAL

29,200

TOTAL - PLUMBING

\$29,200

23 - HVAC

230000 HVAC

Provide gas fired heating and circulating fans to renovated parking area. Vehicle exhaust and CO detection not required

6,000

sf

5.00

30,000

SUBTOTAL

30,000

TOTAL - HVAC

\$30,000

26 - ELECTRICAL

D5010 SERVICE & DISTRIBUTION

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Renovation to Existing Building Construction Sequence 2

255	<u>Normal Power</u>						
256	Gear and distribution	5,986	sf	1.50	8,979		
257	<u>Emergency power</u>						
258	Gear and distribution						
259	Equipment Wiring allowance	5,986	sf	0.50	2,993		
260	SUBTOTAL	5,986	sf	3.00	17,958	29,930	
261							
262	D5020 LIGHTING & POWER						
263	Rework existing power/8 new light fixtures - Allowance	1	ls	5,000.00	5,000		
264	SUBTOTAL					5,000	
265							
266	D5030 COMMUNICATION & SECURITY SYSTEMS						
267	Allowance	1	ls	1,500.00	1,500		
268	SUBTOTAL					1,500	
269							
270	D5040 OTHER ELECTRICAL SYSTEMS						
271	Temp power / lights, etc	1	ls	2,000.00	2,000		
272	SUBTOTAL					2,000	
273							
274	TOTAL -ELECTRICAL						838,430
275							
276							
277	31 - EARTHWORK						
278							
279	312000 EARTHWORK						
280	<u>Miscellaneous</u>						
281	UG plumbing excavation	1	ls	3,500.00	3,500		
282	SUBTOTAL					3,500	
283							
284	TOTAL - EARTHWORK						3,500
	TRADE SUBTOTAL OPTION B						\$203,342



Norwell Municipality Facility
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Site Backup

SITEWORK

311000 SITE PREPARATION

Site construction fence/barricades	580	lf	18.00	10,440		
Site construction fence gates	1	ea	2,500.00	2,500		
Stabilized construction entrance	1,100	sf	4.00	4,400		
Remove existing parking and driveways	26,200	sf	1.00	26,200		
Sawcut existing pavement	580	lf	8.00	4,640		
Sawcut and remove pavement for utility work	1	ls	2,500.00	2,500		
Remove curb				assumed not required		
Sewer- cut and cap / removal service main	1	ls	2,000.00	2,000		
Water- cut and cap / removal service main	1	ls	2,500.00	2,500		
Water- remove hydrant	1	ea	250.00	250		
Gas- cut and cap/remove service main				by utility company		
Drain- cut and cap / remove drain lines	1	ls	3,750.00	3,750		
Allowance to cut and cap all utilities at existing building	1	ea	5,000.00	5,000		
Miscellaneous demolition of site items	1	ls	5,000.00	5,000		
<u>Electrical Site Demo</u>						
Site work demolition	1	ls	3,500.00	3,500		
SUBTOTAL						72,680

312000 EARTHWORK

Strip topsoil and store on site	211	cy	14.00	2,954		
Cuts/Fills - assumed 30% of the site / 2' average depth	306	cy	8.00	2,448		
Export materials off site				with building		
Fine grading	1,266	sy	1.00	1,266		
Dust Control	1	ls	2,500.00	2,500		
Fill - imported				assumed not required		
Remove subsurface obstructions/ledge	1	ls	5,000.00	5,000		
<u>Hazardous Waste Remediation</u>						
Removal/Disposal/Handling of hazardous materials				assumed not required		
SUBTOTAL						14,168

312500 EROSION CONTROL

Silt fence/erosion control, wash bays, stock piles	580	lf	11.00	6,380		
Silt fence maintenance and monitoring	1	ls	2,500.00	2,500		
Drain-Inlet protection	5	ea	250.00	1,250		
SUBTOTAL						10,130

TOTAL, DIVISION 31 - EARTHWORK

896,978

32 EXTERIOR IMPROVEMENTS

320000 SITE PAVING

<u>Bit Paving at Roadways & Parking Lots</u>	8,527					
gravel base; 12" thick	316	cy	40.00	12,640		
bituminous concrete; 4" thick	947	sy	27.00	25,569		
Single solid lines, 4" thick	9	space	25.00	225		
Other road markings	1	ls	1,000.00	1,000		
HC curb cuts with tactile panel				assumed not required		
<u>Pedestrian Paving & Entry Areas</u>						
Concrete paving	2,867					
gravel base; 12" thick	106	cy	40.00	4,240		
4" concrete paving	2,867	sf	8.00	22,936		
Sealer at concrete paving	2,867	sf	1.00	2,867		
Precast curbing	437	lf	30.00	13,110		



CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
Site Backup							
59	Tree wells	6	ea	750.00	4,500		
60	<u>Concrete paving at generator</u>						
61	Concrete paving						
62	gravel base; 12" thick	4	cy	40.00	160		
63	12" concrete paving	120	sf	15.00	1,800		
64	<u>Miscellaneous</u>						
65	Entrance sign allowance				assumed not required		
66	Signage	1	ls	1,500.00	1,500		
67	SUBTOTAL					90,547	
68							
69	323000 SITE IMPROVEMENTS						
70	Flag pole				assumed by owner		
71	Fence at generator	45	lf	80.00	3,600		
72	Dumpsters allowance				assumed by owner		
73	Benches/Trash receptacles				assumed by owner		
74	Bollards	8	ea	450.00	3,600		
75	SUBTOTAL					7,200	
76							
77	329000 LANDSCAPING						
78	<u>Trees</u>						
79	Coniferous/Deciduous/Ornamental trees				assumed by owner		
80	<u>Groundcover</u>						
81	Plants/Grasses				assumed by owner		
82	Irrigation system allowance; assumed connection to water supply				assumed not required		
83	SUBTOTAL					-	
84							
85	TOTAL, DIVISION 32 - EXTERIOR IMPROVEMENTS						\$97,747
86							
87	33 UTILITIES						
88							
89	331000 Water Utilities						
90	Domestic water service				ETR		
91	Fire Water- 6" CLDI	100	lf	75.00	7,500		
92	Fire Water- tap existing	1	ea	4,000.00	4,000		
93	Fire Water- Hydrant	1	ea	2,500.00	2,500		
94	Fire Water- Gate Valve	1	ea	1,500.00	1,500		
95	Fire Water- tee	1	ea	1,000.00	1,000		
96	SUBTOTAL:					\$ 16,500	
97							
98	333000 Sanitary Sewerage						
99	Sanitary service - building				ETR		
100	Sanitary- 4" SDR-35 PVC	150	lf	40.00	6,000		
101	Sanitary- Cleanout	2	ea	2,500.00	5,000		
102	Sanitary- Oil/Water separator	2	ea	15,000.00	30,000		
103	SUBTOTAL:					\$ 41,000	
104							
105	334000 Stormwater Utilities						
106	Drain- 6" CPP	250	lf	45.00	11,250		
107	Drain- CB	2	ea	3,500.00	7,000		
108	Drain- Cleanout	2	ea	1,500.00	3,000		
109	Drain- DMH	2	ea	4,200.00	8,400		
110	Drain- WQS/OCS				assumed not required		
111	Drain- Subsurface infiltration system				assumed not required		
112	SUBTOTAL:					\$ 29,650	
113							
114	335000 Gas Utilities						
115	Gas service				ETR		
116	SUBTOTAL:					\$ -	
117							
118	337000 Electrical Utilities						
119	<u>Site Electrical Civil Work</u>						
120	Concrete; primary, 2-4"	25	lf	14.00	350		
121	Concrete; secondary, 4-4"	50	lf	25.00	1,250		



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
Site Backup							
122	Concrete; generator 4-4" , 2-2"	45	lf	32.00	1,440		
123	Concrete; communication 4-4"				ETR		
124	Pad mount transformer pad	1	ea	2,200.00	2,200		
125	Pole base	7	ea	350.00	2,450		
126	Excavation; primary, secondary, generator	120	lf	25.00	3,000		
127	Excavation, site lighting - 50% new	500	lf	5.00	2,500		
128	SUBTOTAL					13,190	
129							
130	<u>Power</u>						
131	Utility company backcharges				By Owner		
132	Pole riser	1	ea	1,000.00	1,000		
133	Primary ductbank 2-4" empty conduit	25	lf	40.00	1,000		
134	Utility company pad mounted transformer				Utility co.		
135	Transformer pad				See Civil		
136	Secondary ductbank, 600A	50	lf	280.00	14,000		
137	<u>Generator ductbank</u>						
138	Generator pad				See Civil		
139	600A & 100A feed inc controls	45	lf	275.00	12,375		
140	<u>Communications</u>						
141	Pole riser/Ductbank				ETR		
142	<u>Site Lighting</u>						
143	Time clock	1	ea	450.00	450		
144	Lighting contactor	1	ea	850.00	850		
145	Pole mounted lights	7	ea	1,900.00	13,300		
146	Pole base grounding	7	ea	150.00	1,050		
147	Circuitry	1,000	lf	12.50	12,500		
148	Pull box	3	ea	450.00	1,350		
149	SUBTOTAL:					\$ 57,875	
150							
151	TOTAL, DIVISION 33 - UTILITIES						\$158,215
	TRADE SUBTOTAL SITEWORK						\$352,940

Project Development Costs

Total construction costs are per PM&C Cost Summary, Revised October 16, 2019 and include design and pricing contingency, escalation to start of construction, builder's general conditions, insurance and bonding costs

Phase 1

Estimated Construction Start: 2023

		Remarks
Subtotal Construction Cost (Construction Value)	\$ 4,033,545	Includes Design Contingency and Escalation
GC Insurance/ General Conditions	\$ 534,444	
Total Construction Costs	\$ 4,567,989	Does NOT include Alternates
Owner's Project Development Costs ('Soft Costs')		
A/E Fees	\$ 365,439	(@ 8% Construction Value)
OPM Fees	\$ -	(Self Perform)
Fixtures, Furnishings and Equipment (FFE)	\$ 50,000	Allowance
Data/ Communication Systems	\$ 20,000	Allowance
Moving Costs	\$ -	(Self-perform)
Printing Costs (Advertisements)	\$ 1,000	Allowance
Legal Costs	\$ -	(N/A?)
Commissioning	\$ -	(N/A?)
Testing & Inspections	\$ 15,000	Allowance
Construction Contingency	\$ 242,013	(@6% Construction Value)
Energy Efficiency Rebates	\$ (80,000)	assumed/ allowance
Subtotal Owner's Project Development Costs ('Soft Costs')	\$ 613,452	
Total Project Development Cost	\$ 5,181,441	Estimate/ Allowance

Project Development Costs

Total construction costs are per PM&C Cost Summary, Revised October 16, 2019 and include design and pricing contingency, escalation to start of construction, builder's general conditions, insurance and bonding costs

Phase 1 with Mezzanine

Estimated Construction Start: 2023

		Remarks
Subtotal Construction Cost (Construction Value)	\$ 4,033,545	Includes Design Contingency and Escalation
GC Insurance/ General Conditions	\$ 534,444	
Total Construction Costs	\$ 4,567,989	
Add Alternate - Mezzanine	\$ 577,185	
Total Construction Cost with Alternate(s)	\$ 5,145,174	
Owner's Project Development Costs ('Soft Costs')		
A/E Fees	\$ 411,614	(@ 8% Construction Value)
OPM Fees	\$ -	(Self Perform)
Fixtures, Furnishings and Equipment (FFE)	\$ 50,000	Allowance
Data/ Communication Systems	\$ 20,000	Allowance
Moving Costs	\$ -	(Self-perform)
Printing Costs (Advertisements)	\$ 1,000	Allowance
Legal Costs	\$ -	(N/A?)
Commissioning	\$ -	(N/A?)
Testing & Inspections	\$ 15,000	Allowance
Construction Contingency	\$ 242,013	(@6% Construction Value)
Energy Efficiency Rebates	\$ (80,000)	(assumed/ allowance)
Subtotal Owner's Project Development Costs ('Soft Costs')	\$ 659,627	
Total Project Development Cost	\$ 5,804,801	Estimate/ Allowance

Project Development Costs

Total construction costs are per PM&C Cost Summary, October 16, 2019, and include design and pricing contingency, escalation to start of construction, builder's general conditions, insurance and bonding costs

Phase 2

Estimated Construction Start: 2023

		Remarks
Subtotal Construction Cost (Construction Value)	\$ 312,371	Includes Design Contingency and Escalation
GC Insurance/ General Conditions	\$ 41,390	
Total Construction Costs	\$ 353,761	Does NOT include alternates
Owner's Project Development Costs ('Soft Costs')		
A/E Fees	\$ 24,990	(@ 8% Construction Value)
OPM Fees	\$ -	(Self-Perform)
Fixtures, Furnishings and Equipment (FFE)	\$ -	Allowance
Data/ Communication Systems	\$ -	Allowance
Moving Costs	\$ -	(Self-perform)
Printing Costs (Advertisements)	\$ 1,000	Allowance
Legal Costs	\$ -	(N/A?)
Commissioning	\$ -	(N/A?)
Testing & Inspections	\$ 5,000	Allowance
Construction Contingency	\$ 18,742	(@6% Construction Value)
Energy Efficiency Rebates	\$ (20,000)	(assumed/ allowance)
Subtotal Owner's Project Development Costs ('Soft Costs')	\$ 29,732	
Total Project Development Cost	\$ 383,493	Estimate/ Allowance

Project Development Costs

Total construction costs are per PM&C Cost Summary, October 16, 2019, and include design and pricing contingency, escalation to start of construction, builder's general conditions, insurance and bonding costs

Phase 2 - with Envelope Improvements

Estimated Construction Start: 2023

		Remarks
Subtotal Construction Cost (Construction Value)	\$ 312,371	Includes Design Contingency and Escalation
GC Insurance/ General Conditions	\$ 41,390	
Total Construction Costs	\$ 353,761	
Alternate - Building Envelope Improvements	\$ 580,539	
Total Construction Cost with Alternate(s)	\$ 934,300	
Owner's Project Development Costs ('Soft Costs')		
A/E Fees	\$ 74,744	(@ 8% Construction Value)
OPM Fees	\$ -	(Self-Perform)
Fixtures, Furnishings and Equipment (FFE)	\$ -	Allowance
Data/ Communication Systems	\$ -	Allowance
Moving Costs	\$ -	(Self-perform)
Printing Costs (Advertisements)	\$ 1,000	Allowance
Legal Costs	\$ -	(N/A?)
Commissioning	\$ -	(N/A?)
Testing & Inspections	\$ 5,000	Allowance
Construction Contingency	\$ 18,742	(@6% Construction Value)
Energy Efficiency Rebates	\$ (20,000)	(assumed/ allowance)
Subtotal Owner's Project Development Costs ('Soft Costs')	\$ 79,486	
Total Project Development Cost	\$ 1,013,786	Estimate/ Allowance

Project Development Costs

Total construction costs are per PM&C Cost Summary, Revised October 16, 2019, and include design and pricing contingency, escalation to start of construction, builder's general conditions, insurance and bonding costs

Phase 1+2

Estimated Construction Start: 2023

		Remarks
Subtotal Construction Cost (Construction Value)	\$ 4,345,916	Includes Design Contingency and Escalation
GC Insurance/ General Conditions	\$ 575,834	
Total Construction Costs	\$ 4,921,750	Not including Alternate Façade Work
Owner's Project Development Costs ('Soft Costs')		
A/E Fees	\$ 393,740	(@ 8% Construction Value)
OPM Fees	\$ -	(Self_Perform)
Fixtures, Furnishings and Equipment (FFE)	\$ 50,000	Allowance
Data/ Communication Systems	\$ 20,000	Allowance
Moving Costs	\$ -	(Self-perform)
Printing Costs (Advertisements)	\$ 1,000	Allowance
Legal Costs	\$ -	(N/A?)
Commissioning	\$ -	(N/A?)
Testing & Inspections	\$ 20,000	Allowance
Construction Contingency	\$ 260,755	(@6% Construction Value)
Energy Efficiency Rebates	\$ (100,000)	assumed/ allowance
Subtotal Owner's Project Development Costs ('Soft Costs')	\$ 645,495	
Total Project Development Cost	\$ 5,567,245	Estimate/ Allowance

Project Development Costs

Total construction costs are per PM&C Cost Summary, Revised October 16, 2019, and include design and pricing contingency, escalation to start of construction, builder's general conditions, insurance and bonding costs

Phase 1+2

Estimated Construction Start: 2023

		Remarks
Subtotal Construction Cost (Construction Value)	\$ 4,345,916	Includes Design Contingency and Escalation
GC Insurance/ General Conditions	\$ 575,834	
Total Construction Costs	\$ 4,921,750	
Alternate - Mezzanine	\$ 577,185	
Alternate - Envelope Improvements	\$ 580,539	
Total Construction Costs with Alternates	\$ 6,079,474	
Owner's Project Development Costs ('Soft Costs')		
A/E Fees	\$ 486,358	(@ 8% Construction Value)
OPM Fees	\$ -	(Self_Perform)
Fixtures, Furnishings and Equipment (FFE)	\$ 50,000	Allowance
Data/ Communication Systems	\$ 20,000	Allowance
Moving Costs	\$ -	(Self-perform)
Printing Costs (Advertisements)	\$ 1,000	Allowance
Legal Costs	\$ -	(N/A?)
Commissioning	\$ -	(N/A?)
Testing & Inspections	\$ 20,000	Allowance
Construction Contingency	\$ 260,755	(@6% Construction Value)
Energy Efficiency Rebates	\$ (100,000)	assumed/ allowance
Subtotal Owner's Project Development Costs ('Soft Costs')	\$ 738,113	
Total Project Development Cost	\$ 6,817,587	Estimate/ Allowance

Option 12

19-Sep-19

Area	Size(SF)	Cost/sf	Cost	Remarks
Building				
Administration/ Employee Facilities			\$ -	
New	2402	225	\$ 540,450.00	Employee areas
Renovated	0	45	\$ -	Reduced Area/ FIT OUT ONLY
Mezzanine	2106	0	\$ 75,000.00	1 stair + railing
Workshops/ Materials Storage	2106	0	\$ 20,000.00	cmu; lighting; elec
Vehicle Maintenance	0	225	\$ -	delete or future phase(s)
Wash Bay	0	425	\$ -	delete or future phase(s)
Vehicle/ Equipment Storage	0		\$ -	delete or future phase(s)
New	12408	180	\$ 2,233,440.00	+/- 72' x 170'
Renovated	5986	45	\$ 269,370.00	DEMO ONLY/ MINIMAL WORK
Building Subtotal	25008	125	\$ 3,138,260.00	
Industrial Equipment			\$ 50,000.00	Allowance/ workshops
Building & Equipment Total	25008	\$ 127	\$ 3,188,260.00	
Site Development/ Preparation			\$ 20,000.00	Allowance; SELF-PERFORM
Clearing/ prep				
Road/ drive for Recycle access				Exist recycle to remain
Paving/ curbs/ plantings				
Fencing/ Additional Gate				
Temp facilities/ admin		?		
Remove overhead wires/ poles				SEPARATE WORK CONTRACT
Site utilities/ oil separator				
Site lighting				
Subtotal Bldg, Equip & Site			\$ 3,208,260.00	
Soft Costs (15%)			\$ 481,239.00	
A/E Fees				
OPM Fee				Required?
FFE				
Tel/Data				
Moving				
Legal				
Testing/ Commissioning				
Total Project Development Costs		\$ 148	\$ 3,689,499.00	
Estimating Contingency (15%)			\$ 553,424.85	
Total Project Development Costs with Contingency		\$ 170	\$ 4,242,923.85	