



Norton Town Hall

Norton Town Hall Site Selection

Norton, MA

March 5, 2020



Norton - Site Selection Study - List of Properties

Date: 1/13/2020
Revised: 1/27/2020
1/28/2020
2/3/2020
2/11/2020
3/5/2020

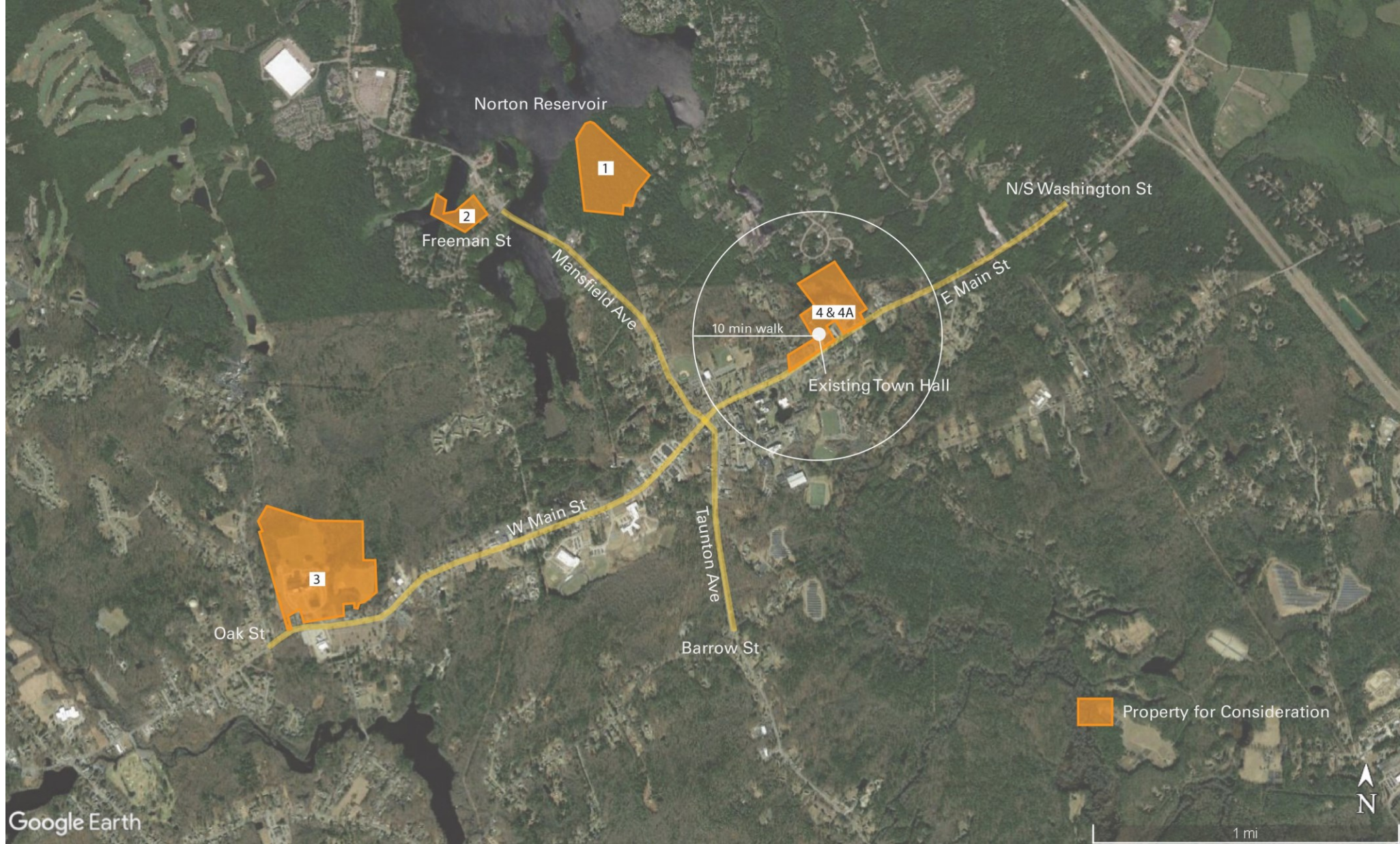
	Town Hall and Community Center
	Town Hall only
	Community Center only
	Removed from consideration

Note: The list of possible sites below is intended to be a broad inclusion of possible sites and have been included for a variety of factors. Factors include location, size, ownership, availability and other factors. Not all site may be suitable for the intended two uses due to limited size, wetlands, conservation overlay, limited frontage and other issues.

No.	Site Address	Plat / Lot	Acreage	SF	Owner	Listed for Sale / Available	Fit TH & CC	Zone	Sewer	Town Water	Listed on MA DEP Database Note 1	Wetlands	Remarks	Advantages	Disadvantages
1	0 Reservoir St	16/223	34	1,489,752	Wheaton College	TBD	TH & CC	Village Comm.	No	Yes	No See Note 1	Yes	Provides possibility for grant money for recreational improvements.	1. Large lot that can accommodate Town Hall and Community Center. 2. Can create a Municipal Center - Has land area for at least one additional Town Building. 3. Frontage on the Norton Reservoir and space for future public recreation feature. 4.	1. Distance from Norton Center 2. On a secondary Town road. 3. Higher site improvements cost partially due to size or parcel. 4. Cost to purchase.
2	116-120 Mainsfield	16 / 12	5.7	248,292	John P. Teixeira	\$849,900	CC	Village Comm.	No	Yes	No See Note 1	Yes	No conservation overlay but will have a natural resource buffer along the shoreline. Review FEMA map for this site as it does encroach the site some (may just be within the buffer)	1. Located on a major arterial road. 2. Site can comfortably accommodate a Community Center. 3. Frontage on the Norton Reservoir.	1. Distance from Norton Center. 2. Stand-alone facility without adjacency to other town facilities. 3. Cost to purchase (for one building).
3	215-223 West Main St. (Norton Middle)	22 / 22	72	3,316,320	Town of Norton	TBD	CC	Village Comm.	No	Yes		No	0.2% annual flood (500 year flood); 2 potential vernal pools on site and one potential just off to the east; Wetlands, streams, and ponds	1. Located on a major arterial road. 2. Can benefit from adjacency to Norton Middle School.	1. Involves moving a park and playground (significant additional costs). 2. Very heavy traffic at certain times of the day.
4	78 East Main St.	17 / 51	1.4	60,548	Quirk Trust, LLC	\$800,000-1 mil	TH & CC	Village Comm.	Potential	Yes	No See Note 1	No		1. Can accommodate Town Hall and Community Center. 2. Can create a Norton Municipal Center with Town Hall, Community Center, Library, Police, Fire and Library Park all on one site. 3. Within Norton Center. 4. Monies spent improving the site will benefit existing facilities. 5. May find staff efficiencies when on one site. 6. While a land purchase is required, the added site combined with existing Town owned land, can accommodate both buildings. 7. Potential for walking trails in nearby woodlands.	1. Creating the necessary site improvements will be somewhat disruptive to Town operations for a period of time.
4A	78 East Main St.	17 / 51	1.4	60,548	Quirk Trust, LLC	\$800,000-1 mil	TH	Village Comm.	Potential	Yes	No See Note 1	No		1. Can accommodate Town Hall. 2. Can create a Norton Municipal Center with Town Hall, Library, Police, Fire and Library Park all on one site. 3. Within Norton Center. 4. Monies spent improving the site will benefit existing facilities. 5. May find staff efficiencies when on one site. 6. While a land purchase is required, the added site combined with owned land, can accommodate both buildings. 7. Potential for walking trails in nearby woodlands.	1. Creating the necessary site improvements will be somewhat disruptive to Town operations for a period of time. 2. Requires and additional site for the Community Center.

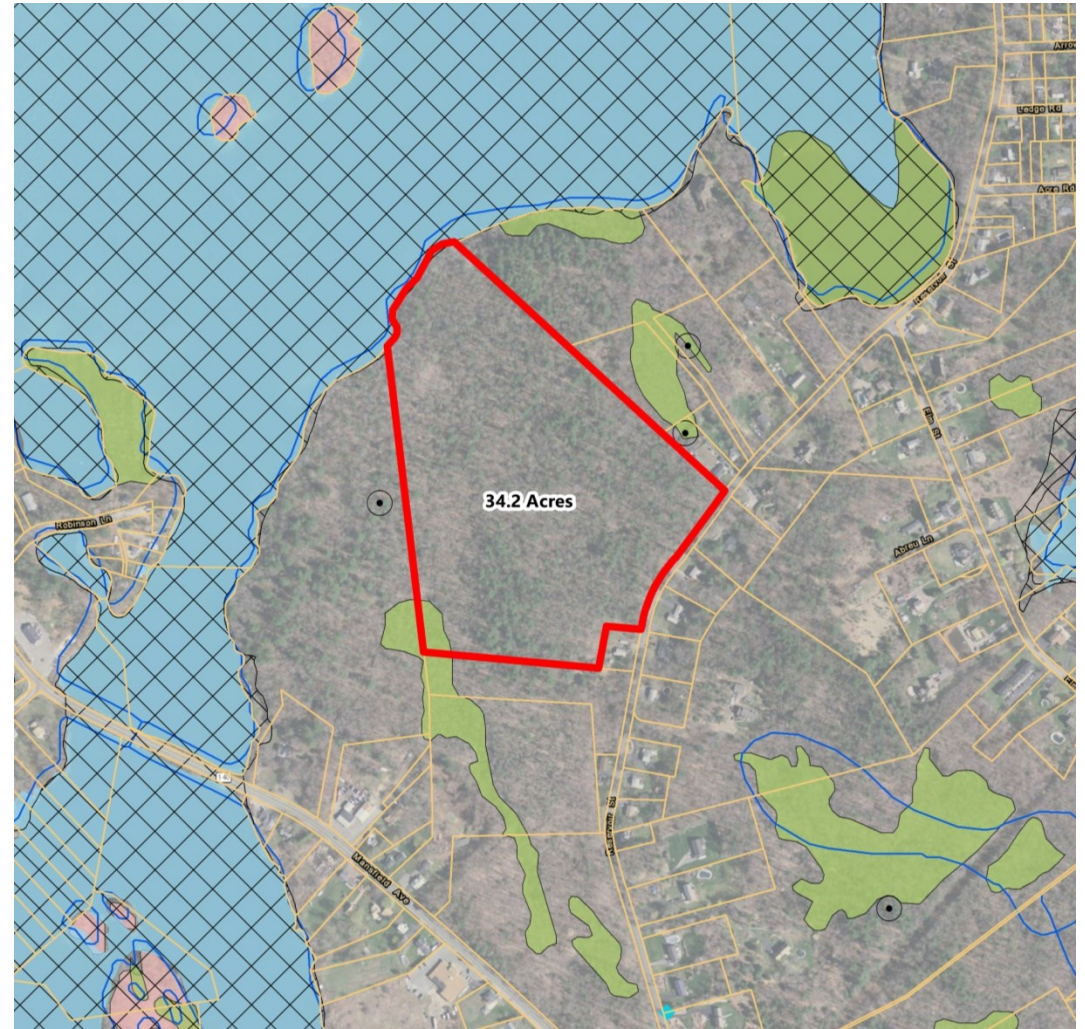
NOTES:

1 Our limited environmental review consisted of a search for the properties and surrounding areas listed on the Massachusetts Department of Environmental Protection (MassDEP) Bureau of Waste Site Cleanup database of Waste Site and Reportable Releases. It should be noted that the response information above "no" does not confirm or deny the actual presence of contaminants at the potential development sites.



Site 1 – Norton Reservoir

- Location: 0 Reservoir St, Norton, MA 02766
- Plat: 16
 - Lot: 223
 - Owned by: Wheaton College
- Total Square footage: 1,489,752 sq.ft. (34 acres)
- Land Usage: VC (Village Commercial)



Site 1 – Norton Reservoir

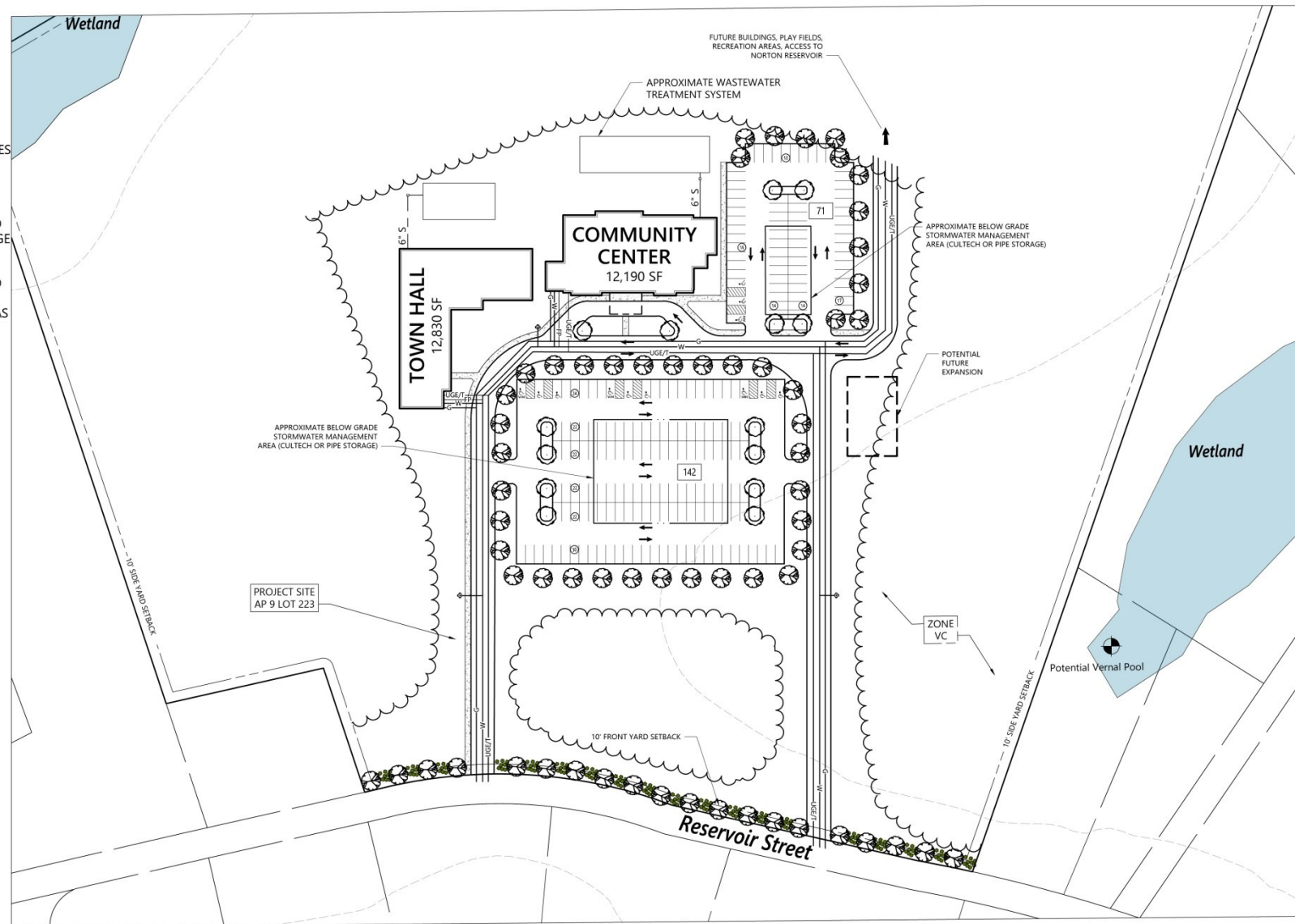


Site 1: 0 Reservoir St

Notes

ASSUME THE FOLLOWING FOR
CONCEPTUAL DESIGN:

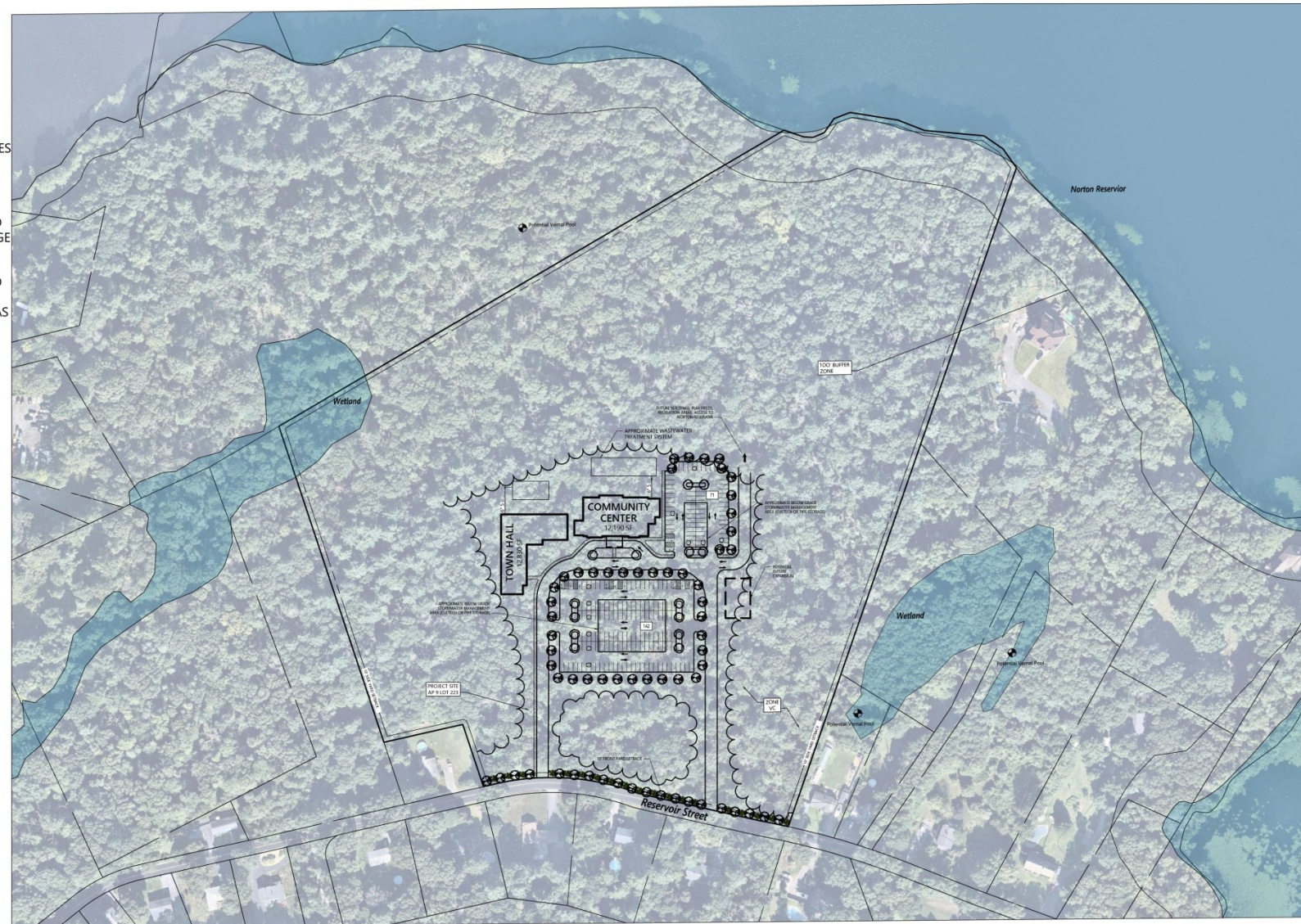
1. SITE UTILITIES WILL BE FROM EXISTING UTILITIES IN RESERVOIR STREET.
2. THE PROJECT WILL REQUIRE A WASTEWATER TREATMENT SYSTEM.
3. STORMWATER WILL BE CONTROLLED BY UNDERGROUND STORMWATER SYSTEMS AND RAIN GARDENS, ANTICIPATE A ROOF DRAINAGE AND PARKING LOT DRAIN PIPING NETWORK, AND MANHOLE/CATCH BASIN SYSTEM (CONCEPTUALLY CARRY 8 CATCH BASINS AND 6 MANHOLES).
4. 3" PAVEMENT SECTION WITHIN PARKING AREAS AND DRIVEWAYS.
5. PAVEMENT MARKINGS WILL BE REQUIRED.
6. 6" VERTICAL GRANITE CURBING.
7. 5" WIDE 4" CONCRETE SIDEWALK.
8. HARDSCAPE IN FRONT AND REAR OF THE COMMUNITY CENTER.
9. LANDSCAPING WILL BE REQUIRED.



Notes

ASSUME THE FOLLOWING FOR
CONCEPTUAL DESIGN:

1. SITE UTILITIES WILL BE FROM EXISTING UTILITIES IN RESERVOIR STREET.
2. THE PROJECT WILL REQUIRE A WASTEWATER TREATMENT SYSTEM.
3. STORMWATER WILL BE CONTROLLED BY UNDERGROUND STORMWATER SYSTEMS AND RAIN GARDENS, ANTICIPATE A ROOF DRAINAGE AND PARKING LOT DRAIN PIPING NETWORK, AND MANHOLE/CATCH BASIN SYSTEM (CONCEPTUALLY CARRY 8 CATCH BASINS AND 6 MANHOLES).
4. 3" PAVEMENT SECTION WITHIN PARKING AREAS AND DRIVEWAYS.
5. PAVEMENT MARKINGS WILL BE REQUIRED.
6. 6" VERTICAL GRANITE CURBING.
7. 5' WIDE 4" CONCRETE SIDEWALK.
8. HARDSCAPE IN FRONT AND REAR OF THE COMMUNITY CENTER.
9. LANDSCAPING WILL BE REQUIRED.



SITE 1 (0 Reservoir Street) NEW TOWN HALL & COMMUNITY CENTER					
		Town Hall		Community Center	
3/5/2020					
SITE 1 PROJECT BUDGET (3/5/20)		24,281	GSF (bldg)	11,150	GSF (bldg)
		COST/SF		COST/SF	
SUBTOTAL - BUILDING CONSTRUCTION COST		\$8,382,612	\$345.23	\$3,836,269	\$344.06
SITework		\$1,907,706	\$78.57	\$982,757	\$88.14
		\$0	\$0.00	\$0	\$0.00
		\$0	\$0.00	\$0	\$0.00
		\$0	\$0.00	\$0	\$0.00
		\$0	\$0.00	\$0	\$0.00
TRADE COST (2020 DOLLARS)		\$10,290,318	\$423.80	\$4,819,026.00	\$432.20
12% Design & Estimating Contingency		\$1,234,838		\$578,283.12	
TOTAL TRADE COST SUBTOTAL		\$11,525,156	\$474.66	\$5,397,309	\$484.06
MARK-UPS ON TRADE COSTS					
General Conditions and Requirements (7.5%)		\$864,387	\$35.60	\$580,211	\$52.04
Insurance		\$173,454	\$7.14	\$83,685	\$7.51
Bonds		\$125,630	\$5.17	\$60,612	\$5.44
Permit (building assumed waived)		\$0	\$0.00	\$0	\$0.00
GC Fee		\$380,659	\$15.68	\$183,655	\$16.47
SUBTOTAL		\$1,544,129	\$63.59	\$908,163	\$81.45
SUBTOTAL		\$13,069,285	\$538.25	\$6,305,472	\$565.51
TOTAL CONST. COST (2020 dollars)		\$13,069,285	\$538.25	\$6,305,472	\$565.51
Escalation rate is 4% per annum (7.7% - Start Construction Jan '22)		\$1,006,335	\$41.45	\$485,521	\$43.54
TOTAL CONSTRUCTION COST WITH ESCALATION		\$14,075,620	\$579.70	\$6,790,993	\$609.06

SOFT COSTS (allowances)		
FF&E, A/V & Tel/Data	\$447,937	\$312,000
Design Cost (A&E fees, including FF&E)	\$1,269,156	\$689,670
Hazardous Materials Investigation	\$41,600	\$5,000
Geotech Investigation	\$36,400	\$10,400
Owner's Project Manager (Consultant)	\$447,937	\$211,879
Owner's Insurance	\$22,397	\$10,400
Owner's Legal Fees	\$20,800	\$20,000
Building Commissioning (systems/envelope)	\$74,656	\$35,313
Utility Company Backcharges	\$20,800	\$15,000
Site Survey & Wetand Flagging	\$20,800	\$15,000
Project Permitting & Approvals	\$18,720	\$5,200
Construction Testing (0.3%)	\$29,862	\$14,125
Construction HAZMAT Monitoring	\$36,400	\$0
Reimbursable Expenses	\$20,800	\$10,400
Moving / Relocation / Move Management	\$41,600	\$10,400
Financing / Bond Origination	Not Included	Not Included
TOTAL SOFT COSTS	\$2,549,867	\$1,364,788
TOTAL HARD AND SOFT COSTS	\$16,625,487	\$8,155,781
8% Owner Hard Cost Contingency	\$1,126,049.62	\$543,279
5% Owner Soft Cost Contingency	\$127,493	\$407,789
TOTAL PROJECT BUDGET (Hard & Soft Costs) SITE 1	\$17,879,030	\$9,106,849
Estimated Land Purchase Price		\$1,000,000
TOTAL SITE 1 (Excludes Forced Sewer Line - Add +/- \$400,000 -To Be Confirmed)		\$27,985,879

Site 1: 0 Reservoir St

Site 2 – Corner of Freeman St and Mansfield Ave

- Location: 116-120 Mansfield Ave, Norton, MA 02766
- \$849,900
- Plat: 16
 - Lot: 12
 - Owned by: Teixeira John P
- Total Square footage: 248,292 sq.ft. (5.7 acres)
- Land Usage: VC (Village Commercial)



Site 2 – Corner of Freeman St and Mansfield Ave



Site 2: 116-120 Mansfield Ave



SITE 2 (116-120 Mansfield) NEW COMMUNITY CENTER

		Community Center			
		3/5/2020			
SITE 2 PROJECT BUDGET (3/5/20)		24,281	GSF (bldg)	11,150	GSF (bldg)
		COST/SF		COST/SF	
SUBTOTAL - BUILDING CONSTRUCTION COST		\$0	\$0.00	\$3,836,269	\$344.06
SITEWORK		\$0	\$0.00	\$1,435,185	\$128.72
		\$0	\$0.00	\$0	\$0.00
		\$0	\$0.00	\$0	\$0.00
		\$0	\$0.00	\$0	\$0.00
		\$0	\$0.00	\$0	\$0.00
TRADE COST (2020 DOLLARS)		\$0	\$0.00	\$5,271,454.00	\$472.78
12% Design & Estimating Contingency		\$0		\$632,574.48	
TOTAL TRADE COST SUBTOTAL		\$0	\$0.00	\$5,904,028	\$529.51
MARK-UPS ON TRADE COSTS					
General Conditions and Requirements (7.5%)		\$0	\$0.00	\$634,683	\$56.92
Insurance		\$0	\$0.00	\$91,542	\$8.21
Bonds		\$0	\$0.00	\$66,303	\$5.95
Permit (building assumed waived)		\$0	\$0.00	\$0	\$0.00
GC Fee		\$0	\$0.00	\$200,897	\$18.02
SUBTOTAL		\$0	\$0.00	\$993,424	\$89.10
SUBTOTAL		\$0	\$0.00	\$6,897,453	\$618.61
TOTAL CONST. COST (2020 dollars)		\$0	\$0.00	\$6,897,453	\$618.61
Escalation rate is 4% per annum (7.7% - Start Construction Jan '22)		\$0	\$0.00	\$531,104	\$47.63
TOTAL CONSTRUCTION COST WITH ESCALATION		\$0	\$0.00	\$7,428,557	\$666.24

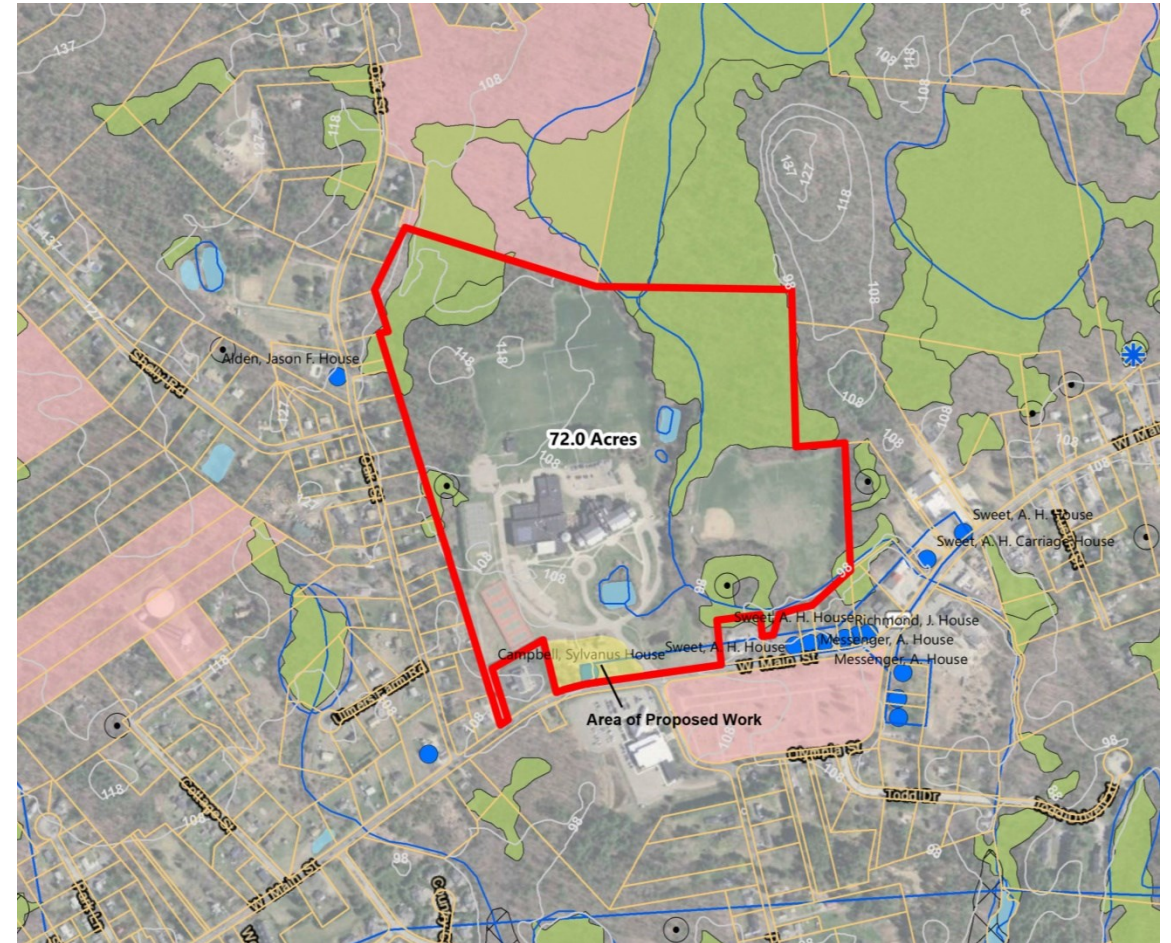
SOFT COSTS (allowances)

FF&E, A/V & Tel/Data	\$0	\$312,000
Design Cost (A&E fees, including FF&E)	\$0	\$752,661
Hazardous Materials Investigation	\$0	\$5,000
Geotech Investigation	\$0	\$10,400
Owner's Project Manager (Consultant)	\$0	\$231,771
Owner's Insurance	\$0	\$10,400
Owner's Legal Fees	\$0	\$20,000
Building Commissioning (systems/envelope)	\$0	\$38,628
Utility Company Backcharges	\$0	\$15,600
Site Survey & Wetand Flagging	\$0	\$10,000
Project Permitting & Approvals	\$0	\$5,200
Construction Testing (0.3%)	\$0	\$15,451
Construction HAZMAT Monitoring	\$0	\$0
Reimbursable Expenses	\$0	\$10,400
Moving / Relocation / Move Management	\$0	\$10,400
Financing / Bond Origination	Not Included	Not Included
TOTAL SOFT COSTS	\$0	\$1,447,912
TOTAL HARD AND SOFT COSTS	\$0	\$8,876,469
8% Owner Hard Cost Contingency	\$0.00	\$594,285
5% Owner Soft Cost Contingency	\$0	\$443,823

TOTAL PROJECT BUDGET (Hard & Soft Costs) SITE 2	\$0	\$9,914,577
Estimated Land Purchase Price		\$850,000
TOTAL SITE 2		\$10,764,577

Site 3- Middle School Property

- Location: 215-223 West Main St, Norton, MA 02766
- Plat: 22
 - Lot: 22
 - Owned by: Town of Norton
- Total Square footage: 3,136,320 sq.ft. (72 acres)
 - Area for use to be determined
- Land Usage: VC (Village Commercial)



Site 3: 215-223 West Main St
(Norton Middle)

Site 3- Middle School Property

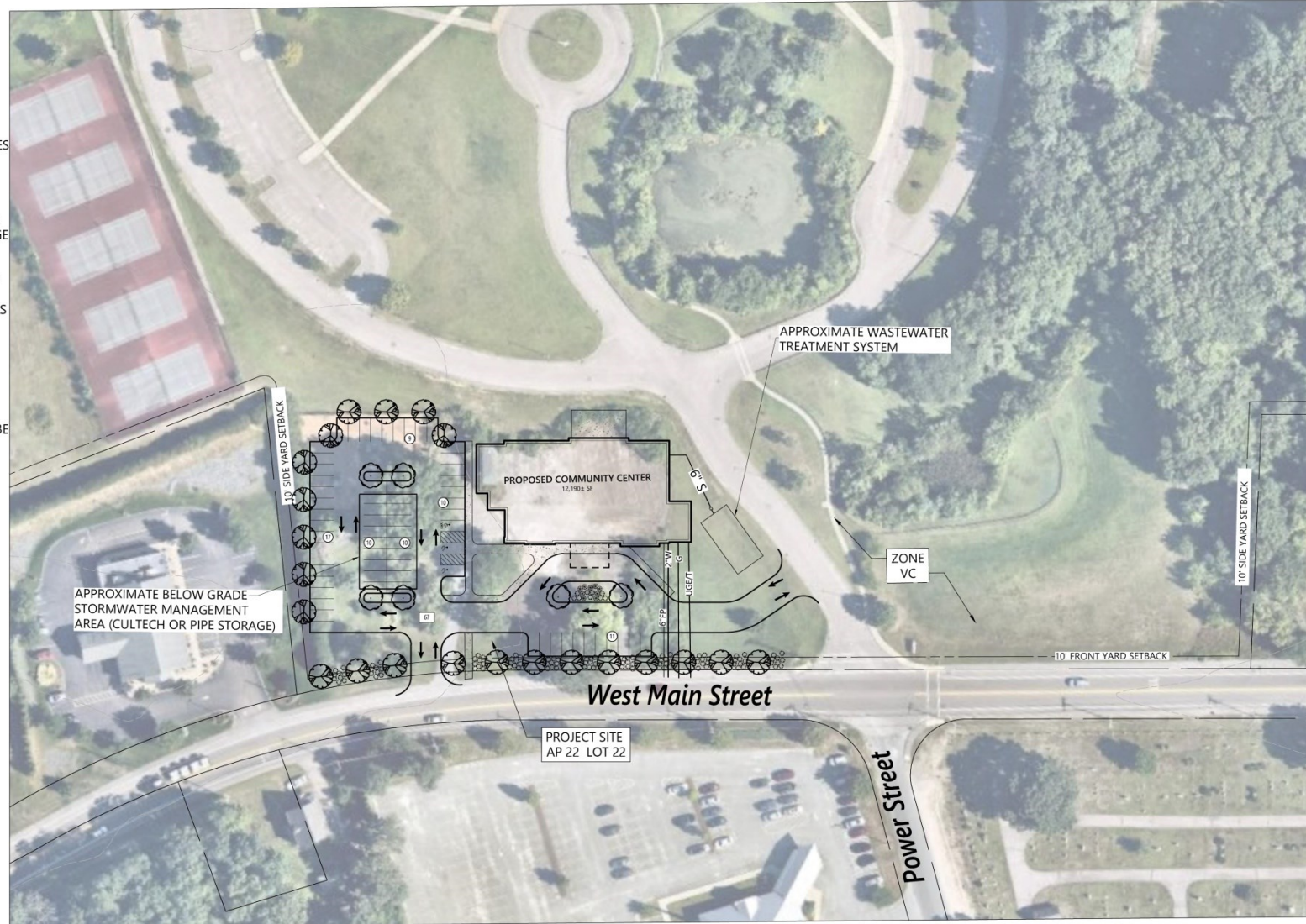


Site 3: 215-223 West Main St
(Norton Middle)

Notes

ASSUME THE FOLLOWING FOR
CONCEPTUAL DESIGN:

1. SITE UTILITIES WILL BE FROM EXISTING UTILITIES IN WEST MAIN STREET.
2. THE PROJECT WILL REQUIRE A WASTEWATER TREATMENT SYSTEM.
3. STORMWATER WILL BE CONTROLLED BY UNDERGROUND STORMWATER SYSTEMS AND RAIN GARDENS, ANTICIPATE A ROOF DRAINAGE AND PARKING LOT DRAIN PIPING NETWORK, AND MANHOLE/CATCH BASIN SYSTEM (CONCEPTUALLY CARRY 8 CATCH BASINS AND 6 MANHOLES).
4. 3" PAVEMENT SECTION WITHIN PARKING AREAS AND DRIVEWAYS.
5. PAVEMENT MARKINGS WILL BE REQUIRED.
6. 6" VERTICAL GRANITE CURBING.
7. 5" WIDE 4" CONCRETE SIDEWALK.
8. HARDSCAPE IN FRONT AND REAR OF THE COMMUNITY CENTER.
9. LANDSCAPING WILL BE REQUIRED.
10. EXISTING PARK/PLAYGROUND WILL NEED TO BE DEMOLISHED AND RELOCATED.



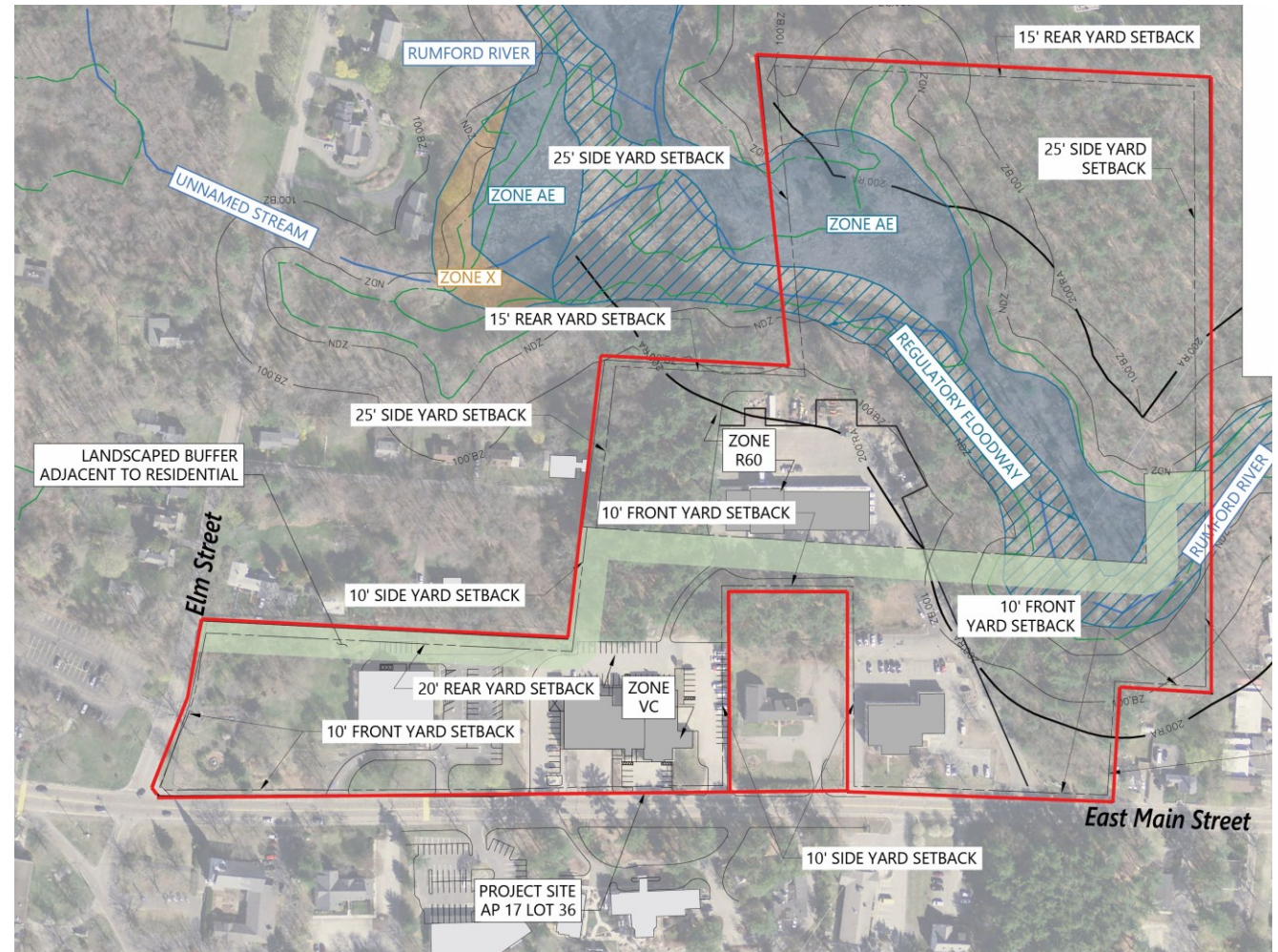
SITE 3 (215-233 West Main Street) NEW COMMUNITY CENTER				
		2/27/2020	Community Center	
SITE 3 PROJECT BUDGET (3/5/20)		24,281	GSF (bldg)	11,150 GSF (bldg)
		COST/SF		COST/SF
SUBTOTAL - BUILDING CONSTRUCTION COST	\$0	\$0.00	\$3,836,269	\$344.06
SITEWORK	\$0	\$0.00	\$1,301,186	\$116.70
	\$0	\$0.00	\$0	\$0.00
	\$0	\$0.00	\$0	\$0.00
	\$0	\$0.00	\$0	\$0.00
TRADE COST (2020 DOLLARS)	\$0	\$0.00	\$5,137,455.00	\$460.76
12% Design & Estimating Contingency	\$0		\$616,494.60	
TOTAL TRADE COST SUBTOTAL	\$0	\$0.00	\$5,753,950	\$516.05
MARK-UPS ON TRADE COSTS				
General Conditions and Requirements (7.5%)	\$0	\$0.00	\$618,550	\$55.48
Insurance	\$0	\$0.00	\$89,215	\$8.00
Bonds	\$0	\$0.00	\$64,617	\$5.80
Permit (building assumed waived)	\$0	\$0.00	\$0	\$0.00
GC Fee	\$0	\$0.00	\$195,790	\$17.56
SUBTOTAL	\$0	\$0.00	\$968,172	\$86.83
SUBTOTAL	\$0	\$0.00	\$6,722,121	\$602.88
TOTAL CONST. COST (2020 dollars)	\$0	\$0.00	\$6,722,121	\$602.88
Escalation rate is 4% per annum (7.7% - Start Construction Jan '22)	\$0	\$0.00	\$517,603	\$46.42
TOTAL CONSTRUCTION COST WITH ESCALATION	\$0	\$0.00	\$7,239,725	\$649.30

SOFT COSTS (allowances)		
FF&E, A/V & Tel/Data	\$0	\$312,000
Design Cost (A&E fees, including FF&E)	\$0	\$734,005
Hazardous Materials Investigation	\$0	\$5,000
Geotech Investigation	\$0	\$10,400
Owner's Project Manager (Consultant)	\$0	\$225,879
Owner's Insurance	\$0	\$10,400
Owner's Legal Fees	\$0	\$20,000
Building Commissioning (systems/envelope)	\$0	\$37,647
Utility Company Backcharges	\$0	\$15,600
Site Survey & Wetand Flagging	\$0	\$10,000
Project Permitting & Approvals	\$0	\$5,200
Construction Testing (0.3%)	\$0	\$15,059
Construction HAZMAT Monitoring	\$0	\$0
Reimbursable Expenses	\$0	\$10,400
Moving / Relocation / Move Management	\$0	\$10,400
Financing / Bond Origination	Not Included	Not Included
TOTAL SOFT COSTS	\$0	\$1,421,989
TOTAL HARD AND SOFT COSTS	\$0	\$8,661,714
8% Owner Hard Cost Contingency	\$0.00	\$579,178
5% Owner Soft Cost Contingency	\$0	\$433,086
TOTAL PROJECT BUDGET (Hard & Soft Costs) SITE 3	\$0	\$9,673,978
Allowance for replacement of park and playground		\$500,000
TOTAL SITE 3		\$10,173,978

Site 3: 215-223 West Main St
(Norton Middle)

Site 4- Norton Town Hall and Adjacent Site

- Location: 78 East Main St, Norton, MA 02766
- \$800-1 mil (confidential)
- Plat: 17
 - Lot: 51
 - Owned by: Quirk Trust LLC
- Total Square footage: 60,548 sq.ft. (1.4 acres)
- Land Usage: VC (Village Commercial)



Site 4: 78 East Main St

Site 4- Norton Town Hall and Adjacent Site

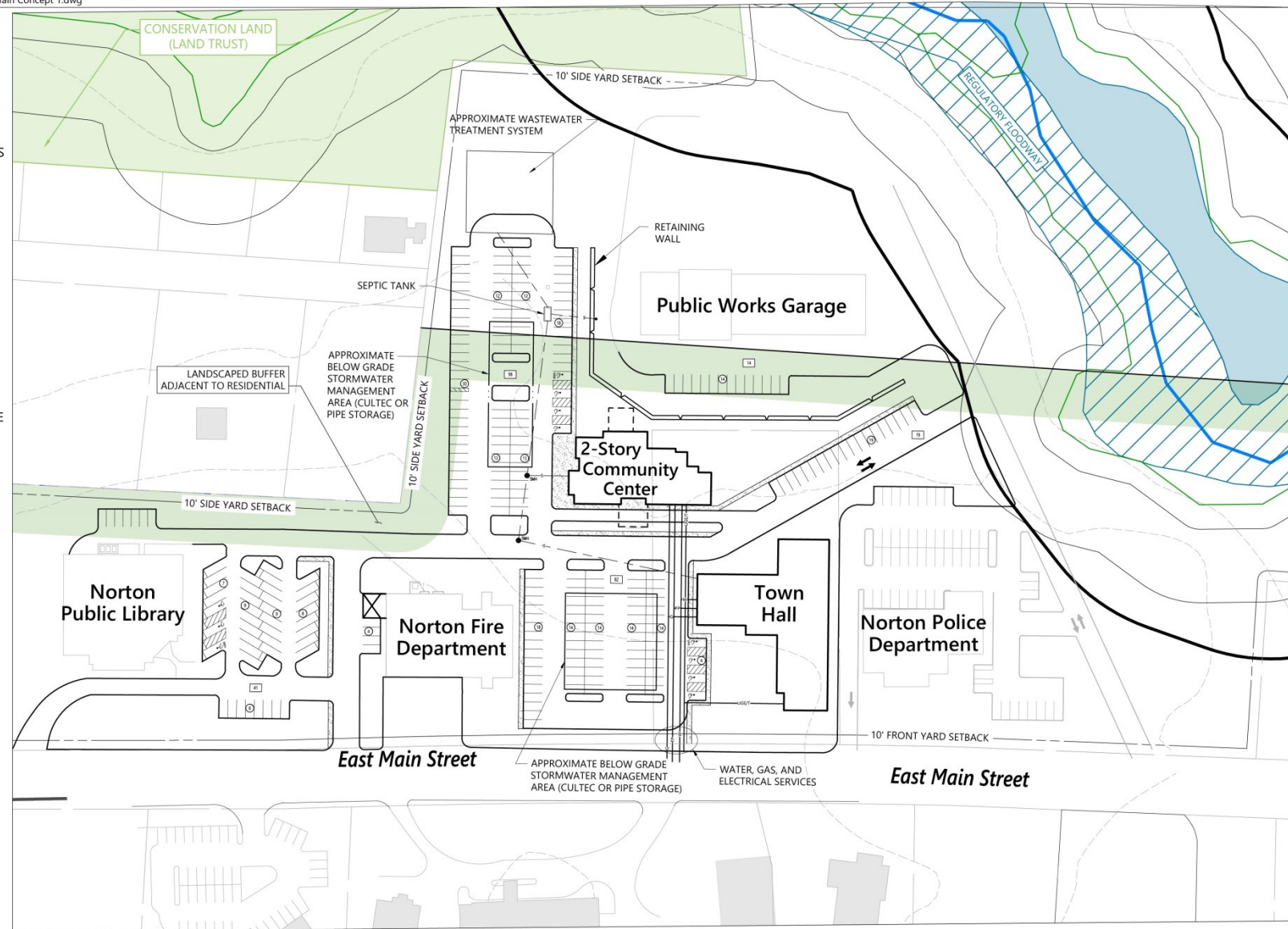


Site 4: 78 East Main St

Notes

ASSUME THE FOLLOWING FOR CONCEPTUAL DESIGN:

1. SITE UTILITIES WILL BE FROM EXISTING UTILITIES IN EAST MAIN STREET.
2. THE PROJECT WILL REQUIRE A 6" GRAVITY SEWER, A PRESSURE DISTRIBUTION FORCE MAIN & SEPTIC SYSTEM, INCLUDING SEWER/FORCE MAIN MANHOLES AND A PUMP STATION WITH ELECTRICAL POWER AND GENERATOR.
3. AN UNDERGROUND SEPTIC SYSTEM WILL BE LOCATED TO THE REAR OF THE DPW AND NEW TOWN HALL. ANTICIPATE 4 SEWER MANHOLES, ONE 5,000 GALLON PUMP STATION WITH DISTRIBUTION BOXES AND LATERALS TO THE PRESSURE DISTRIBUTION SYSTEM. RECONNECTION OF SEWER FROM FIRE DEPARTMENT AND DPW IS REQUIRED.
4. STORMWATER WILL BE CONTROLLED BY UNDERGROUND STORMWATER SYSTEMS AND RAIN GARDENS, ANTICIPATE A ROOF DRAINAGE AND PARKING LOT DRAIN PIPING NETWORK, AND MANHOLE/CATCH BASIN SYSTEM (CONCEPTUALLY CARRY 8 CATCH BASINS AND 6 MANHOLES).
5. 3" PAVEMENT SECTION WITHIN PARKING AREAS AND DRIVEWAYS.
6. 6" GRANITE CURBING.
7. 5' WIDE 4" CONCRETE SIDEWALKS.
8. HARDSCAPE IN FRONT OF THE TOWN HALL.
9. LANDSCAPING WILL BE REQUIRED.



NEW NORTON TOWN HALL & COMMUNITY CENTER

3/5/2020	Town Hall		Community Center	
	24,281	GSF (bldg)	13,193	GSF (bldg)
SITE 4 PROJECT BUDGET (3/5/20)				
		COST/SF		COST/SF
SUBTOTAL - BUILDING CONSTRUCTION COST (same for all sites except #6)	\$8,382,612	\$345.23	\$4,539,184	\$344.06
SITEWORK (cost distributed equally to both buildings)	\$2,991,039	\$123.18	\$1,495,519	\$113.36
DEMOLITION (Existing Town Hall - Partial)	\$128,134	\$5.28	\$0	\$0.00
HAZARDOUS WASTE ABATEMENT (Existing Town Hall)	\$52,000	\$2.14	\$0	\$0.00
RENOVATIONS TO EXISTING TOWN HALL (façade improvements only)	\$520,000	\$21.42	\$0	\$0.00
TRADE COST (2020 DOLLARS)	\$12,073,785	\$497.25	\$6,034,702.58	\$457.42
12% Design & Estimating Contingency	\$1,448,854		\$724,164.31	
TOTAL TRADE COST SUBTOTAL	\$13,522,640	\$556.92	\$6,758,867	\$512.31
MARK-UPS ON TRADE COSTS				
General Conditions and Requirements (7.5%)	\$1,014,198	\$41.77	\$726,578	\$55.07
Insurance	\$203,516	\$8.38	\$104,796	\$7.94
Bonds	\$147,404	\$6.07	\$75,902	\$5.75
Permit (building assumed waived)	\$0	\$0.00	\$0	\$0.00
GC Fee	\$446,633	\$18.39	\$229,984	\$17.43
SUBTOTAL	\$1,811,750	\$74.62	\$1,137,261	\$86.20
SUBTOTAL	\$15,334,390	\$631.54	\$7,896,128	\$598.51
TOTAL CONST. COST (2020 dollars)	\$15,334,390	\$631.54	\$7,896,128	\$598.51
Escalation rate is 4% per annum (7.7% - Start Construction Jan '22)	\$1,180,748	\$48.63	\$608,002	\$46.09
TOTAL CONSTRUCTION COST WITH ESCALATION	\$16,515,138	\$680.17	\$8,504,130	\$644.59

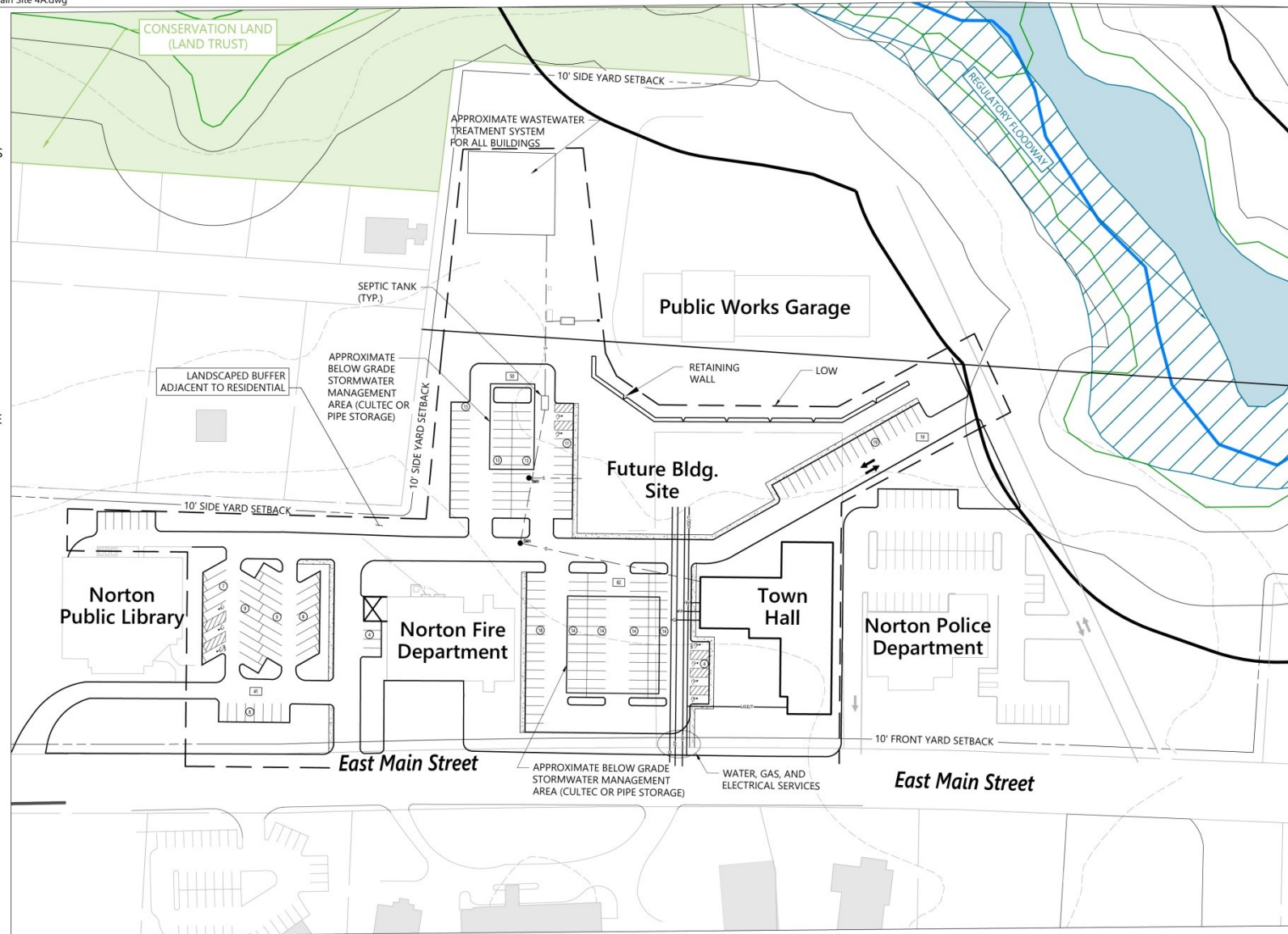
SOFT COSTS (allowances)		
FF&E, A/V & Tel/Data	\$515,272	\$312,000
Design Cost (A&E fees, including FF&E)	\$1,459,938	\$858,928
Hazardous Materials Investigation	\$41,600	\$0
Geotech Investigation	\$36,400	\$10,400
Owner's Project Manager (Consultant)	\$515,272	\$265,329
Owner's Insurance	\$25,764	\$10,400
Owner's Legal Fees	\$20,800	\$10,400
Building Commissioning (systems/envelope)	\$85,879	\$44,221
Utility Company Backcharges	\$20,800	\$15,600
Site Survey & Wetand Flagging	\$20,800	\$5,200
Project Permitting & Approvals	\$18,720	\$5,200
Construction Testing (0.3%)	\$34,351	\$17,689
Construction HAZMAT Monitoring	\$36,400	\$0
Reimbursable Expenses	\$20,800	\$10,400
Moving / Relocation / Move Management	\$41,600	\$10,400
Financing / Bond Origination	Not Included	Not Included
TOTAL SOFT COSTS	\$2,894,397	\$1,576,167
TOTAL HARD AND SOFT COSTS	\$19,409,534	\$10,080,297
8% Owner Hard Cost Contingency	\$1,321,211.01	\$680,330
5% Owner Soft Cost Contingency	\$144,720	\$504,015
TOTAL PROJECT BUDGET (Hard & Soft Costs) SITE 4	\$20,875,465	\$11,264,642
Estimated Land Purchase Price and Associated Costs		\$1,000,000
TOTAL SITE 4		\$33,140,107

Site 4: 78 East Main St

Notes

ASSUME THE FOLLOWING FOR
CONCEPTUAL DESIGN:

1. SITE UTILITIES WILL BE FROM EXISTING UTILITIES IN EAST MAIN STREET.
2. THE PROJECT WILL REQUIRE A 6" GRAVITY SEWER, A PRESSURE DISTRIBUTION FORCE MAIN & SEPTIC SYSTEM, INCLUDING SEWER/FORCE MAIN MANHOLES AND A PUMP STATION WITH ELECTRICAL POWER AND GENERATOR.
3. AN UNDERGROUND SEPTIC SYSTEM WILL BE LOCATED TO THE REAR OF THE DPW AND NEW TOWN HALL. ANTICIPATE 4 SEWER MANHOLES, ONE 5,000 GALLON PUMP STATION WITH DISTRIBUTION BOXES AND LATERALS TO THE PRESSURE DISTRIBUTION SYSTEM. RECONNECTION OF SEWER FROM FIRE DEPARTMENT AND DPW IS REQUIRED.
4. STORMWATER WILL BE CONTROLLED BY UNDERGROUND STORMWATER SYSTEMS AND RAIN GARDENS, ANTICIPATE A ROOF DRAINAGE AND PARKING LOT DRAIN PIPING NETWORK, AND MANHOLE/CATCH BASIN SYSTEM (CONCEPTUALLY CARRY 8 CATCH BASINS AND 6 MANHOLES).
5. 3" PAVEMENT SECTION WITHIN PARKING AREAS AND DRIVEWAYS.
6. 6" GRANITE CURBING.
7. 5' WIDE 4" CONCRETE SIDEWALKS.
8. HARDSCAPE IN FRONT OF THE TOWN HALL.
9. LANDSCAPING WILL BE REQUIRED.



NEW NORTON TOWN HALL & MUNICIPAL CENTER

Town Hall					
3/5/2020					
SITE 4A PROJECT BUDGET (3/5/20)		24,281	GSF (bldg)	1	GSF (bldg)
		COST/SF		COST/SF	
SUBTOTAL - BUILDING CONSTRUCTION COST (same for all sites except #6)		\$8,382,612	\$345.23	\$0	\$0.00
SITEWORK (includes sitework necessary to create a Municipal Center)		\$3,873,135	\$159.51	\$0	\$0.00
DEMOLITION (Existing Town Hall - Partial)		\$128,134	\$5.28	\$0	\$0.00
HAZARDOUS WASTE ABATEMENT (Existing Town Hall)		\$52,000	\$2.14	\$0	\$0.00
RENOVATIONS TO EXISTING TOWN HALL (façade improvements only)		\$520,000	\$21.42	\$0	\$0.00
TRADE COST (2020 DOLLARS)		\$12,955,881	\$533.58	\$0.00	\$0.00
12% Design & Estimating Contingency		\$1,554,706		\$0.00	
TOTAL TRADE COST SUBTOTAL		\$14,510,587	\$597.61	\$0	\$0.00
MARK-UPS ON TRADE COSTS					
General Conditions and Requirements (7.5%)		\$1,088,294	\$44.82	\$0	\$0.00
Insurance		\$218,384	\$8.99	\$0	\$0.00
Bonds		\$158,173	\$6.51	\$0	\$0.00
Permit (building assumed waived)		\$0	\$0.00	\$0	\$0.00
GC Fee		\$479,263	\$19.74	\$0	\$0.00
SUBTOTAL		\$1,944,114	\$80.07	\$0	\$0.00
SUBTOTAL		\$16,454,701	\$677.68	\$0	\$0.00
TOTAL CONST. COST (2020 dollars)		\$16,454,701	\$677.68	\$0	\$0.00
Escalation rate is 4% per annum (7.7% - Start Construction Jan '22)		\$1,267,012	\$52.18	\$0	\$0.00
TOTAL CONSTRUCTION COST WITH ESCALATION		\$17,721,713	\$729.86	\$0	\$0.00

SOFT COSTS (allowances)		
FF&E, A/V & Tel/Data	\$552,917	\$0
Design Cost (A&E fees, including FF&E)	\$1,843,058	\$0
Hazardous Materials Investigation	\$41,600	\$0
Geotech Investigation	\$36,400	\$0
Owner's Project Manager (Consultant)	\$552,917	\$0
Owner's Insurance	\$27,646	\$0
Owner's Legal Fees	\$25,000	\$0
Building Commissioning (systems/envelope)	\$92,153	\$0
Utility Company Backcharges	\$25,000	\$0
Site Survey & Wetand Flagging	\$25,000	\$0
Project Permitting & Approvals	\$20,000	\$0
Construction Testing (0.3%)	\$36,861	\$0
Construction HAZMAT Monitoring	\$36,400	\$0
Reimbursable Expenses	\$22,000	\$0
Moving / Relocation / Move Management	\$41,600	\$0
Financing / Bond Origination	Not Included	Not Included
TOTAL SOFT COSTS	\$3,378,553	\$0
TOTAL HARD AND SOFT COSTS	\$21,100,266	\$0
8% Owner Hard Cost Contingency	\$1,417,737.07	\$0
5% Owner Soft Cost Contingency	\$168,928	\$0
TOTAL PROJECT BUDGET (Hard & Soft Costs) SITE 4A	\$22,686,931	\$0
Estimated Land Purchase Price and Associated Costs		\$1,000,000
TOTAL SITE 4A		\$23,686,931

Site 4A: 78 East Main St