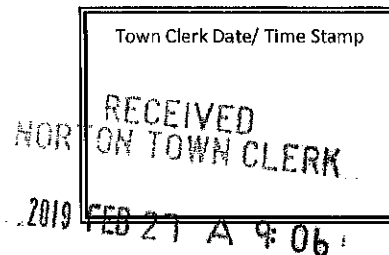




MINUTES

TOWN OF NORTON



Board/ Committee: Permanent Building Committee

Meeting Date: January 16, 2019 Time: 7:00 PM

Meeting Location: Break Room - Town Hall
70 East Main Street Norton, MA

Members & Staff Present: Lukasz Wasiak, James Slattery, Mark Gershman, Kevin O'Neil, Dinah O'Brien

See attached sign-in sheet

Public:

The meeting was called to order at 7:02 PM and adjourned at 8:20 PM

Minutes from the December 4, 2018 and December 17, 2018 were approved.

Meeting Motions / Actions and Summary of Discussions:

Discussion

Council on Aging Feasibility Study Update

J. Bargmann from Bargmann Hendrie + Archetype, Inc. provided a review of the estimated conceptual level construction costs for a 10,000 sf community center/COA facility for three scenarios: 1) 140 West Main Street for a standalone COA facility including all site work; 2) 47 Elm Street for a COA facility and all site work for a pad ready site for a new Town Hall; 3) 47 Elm Street for a COA building only (site work with pad ready site prepared by new Town Hall). These costs estimates provide a means to compare costs as well as provide an independent confirmation on the site work costs associated with development of the 47 Elm Street parcel (i.e. both architectural firms are estimating the site work).

Summary of estimated construction costs are as follows:

<u>Parcel</u>	<u>Building Only</u>	<u>Total Cost (2)</u>	<u>w/ Food Pantry (3)</u>
140 West Main Street (1)	\$5.2 million	\$6.8 million	\$6.9 million
47 Elm Street w/site work	\$6.2 million	\$8.2 million	\$8.3 million
47 Elm Street w/o site work	\$4.3 million	\$5.8 million	\$5.9 million

(1) Does not include property acquisition costs

(2) Includes all hard costs, soft costs, and contingencies

(3) Total Cost plus an additional 825 sf for the Norton Food Pantry

Estimated costs based on approval by Town Meeting in spring 2019, 3.4% escalation and approximate 2 year duration from notice to proceed to occupancy.

General discussion by the Committee on the basis of the estimated construction costs, footprint of the COA facility (10,000 sf vs 10,825 sf), with and without Food Pantry, and options for providing additional administration offices. Presented building footprints are conceptual and adjustments can be made to increase administrative office space should the Norton Food Pantry be located at another facility / location.

Committee discussed various scenarios for the location of the Norton Food Pantry including housing it at the new Community Center/COA (preferred), new Town Hall, existing Town Hall, or at the existing COA facility (assuming new COA facility is constructed).

Town Hall Feasibility Study Update

M. Viveiros and A. Maniotes from DBVW Architects provided a review of the estimated conceptual level construction costs for a 20,000 sf Town Hall for two scenarios: 1) 70 East Main Street for a standalone Town Hall including all site work; 2) 47 Elm Street for a new Town Hall and all site work for a pad ready site for a new COA Facility.

<u>Parcel</u>	<u>Building Only</u>	<u>Total Cost (1)</u>
70 East Main Street	\$10.4 million	\$14.0 million
47 Elm Street w/site work	\$11.3 million	\$18.1 million

(1) Includes all hard costs, soft costs, and contingencies

Committee Recommendation

Committee voted to send a letter to the Town Manager recommending the Town move forward with securing the necessary funds to construct a Town Hall and Community Center / Council on Aging facility on the 47 Elm Street parcel.

Final cost estimates for the two buildings on the Elm Street parcel will be jointly prepared by Bargmann Hendrie + Archetype, Inc. and DBVW Architects for presentation to the Committee at its next scheduled meeting.

Next Meeting(s):

February 11, 2019 (Monday) 7:00 PM PBC Meeting Town Hall -- Break Room
70 East Main Street, Norton, MA

Minutes respectfully submitted by: Mark Gershman

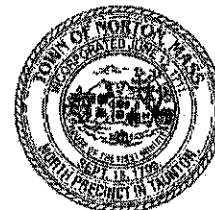
Minutes Approved by Committee on: 02/11/2019

Chairman Signature:

James M. Slattery

MEETING SIGN-IN

Meeting: Permanent Building Committee
 Date: January 16, 2019
 Time: 7:00 PM
 Location: Town Hall - Break Room



COMMITTEE MEMBERS / TOWN

Initials	Name	Organization	Email
<u>LW</u>	Lukasz Wasiak	PBC Chair	lukasz@woodcraftgroup.com
<u>JS</u>	James Slattery	PBC Vice-Chair	Slatsb1111@aol.com
<u>MG</u>	Mark Gershman	PBC Clerk	mgershman@beta-inc.com
<u>KN</u>	Kevin O'Neill	PCB Committee Member	kmoneil@fedex.com
<u>RM</u>	Robert Medeiros	PCB Committee Member	Bobmedeiros87@gmail.com
<u>DO</u>	Dinah O'Brien	PBC Temporary Member	DObrien025@gmail.com
<u>MDY</u>	Michael Yunits	Town Manager	myunits@nortonmaus.com

PUBLIC

Initials	Name	Organization	Email
<u>BR</u>	Beth Rossi	COA Director	COA@NORTONMAUS.COM
<u>MV</u>	Michael Viveiros	DBVW Architects	mviveiros@dbvw.com
<u>JB</u>	Joel Bargmann	Bargmann Hendrie + Archetype, Inc.	JBargmann@bhplus.com
<u>AM</u>	Anthia Maniotes	DBVW Architects	emaniotes@dbvw.com
<u>CM</u>	Carol McLaughlin	COA Secretary	carolmclaughlin9@gmail.com
<u>KE</u>	Kathy Eron	COA Chairman	
<u>JB</u>	Jean Bruscoe	Friends of Norton Senior	jeanm2013@comcast.net
	Robert Bruscoe	Friends of Norton Senior	rbruscoe@comcast.net

ESTIMATED PROJECT COSTS

The Senior Center estimate was developed for various scenarios including a standalone Center at 140 West Main Street and for a Center co-located with the new Town Hall at 47 West Elm Street. For the West Main Street site, the cost estimate includes the building and site work for the complete project. For the West Elm Street site, the cost estimate covers two scenarios: 1) the senior center building and full site work for the combined project creating a pad ready site for the Town Hall building and 2) the senior center building only constructed on a pad ready site created by the town hall project.

It is not known when the building may be constructed. The baseline for construction costs is the Spring 2019 Town Meeting date. Construction cost inflation from then until bidding takes place is estimated to be 3.40% annually. When a construction date is established, the escalation cost should be added to the baseline cost.

In addition to construction cost, the Town has to fund other costs that are required to make the senior center operational. This is what is referred to as the Total Project Cost. Included in the Total Project Cost are

- Utility company back charges during construction,
- An Owner's contingency for unforeseen conditions or owner changes,
- Owner's site representation and project administration
- Owner's administration, legal fees, advertising and permitting costs,
- Architectural and Engineering fees and other professional fees such as the Owner's Project Manager,
- Testing, printing, site surveys, geotechnical borings and reports,
- Third party testing and commissioning,
- Owner furnished and installed products, furnishings, equipment, artwork, loose case goods, and similar items, and
- Cost of moving the senior center to the new building.

The Town may also incur additional costs that are not in the Total Project Cost Estimate such as the Owner's insurance, administration, interest expense, legal costs for bonding, utility company back charges prior to construction, construction of swing space and temporary program facilities, program related phasing, relocation work beyond the boundary of the Project.

The three cost models developed for the different building and site scenarios are as follows. This first section is for the Senior Center program, without the Food Pantry. The second section is for the Senior Center and the attached Food Pantry. The Food Pantry added to the Senior Center adds \$100,000 to the total project cost.

1. The cost for the West Main Street standalone Senior Center building and site work is estimated to be:
 \$5,200,000 construction cost
 \$6,800,000 total project cost

 Adding the Food Pantry to this scenario
 \$6,900,000 total project cost
2. The cost for the full buildout of the Elm Street combined site with the Senior Center and a pad ready site for the Town Hall project is estimated to be:
 \$6,270,000 construction cost
 \$8,200,000 total project cost

 Adding the Food Pantry to this scenario
 \$8,300,000 total project cost
3. The cost for the Senior Center building only assuming that the Town Hall project fully constructs Elm Street creating a pad ready site for the Senior Center building is estimated to be:
 \$ 4,300,000 construction cost
 \$ 5,800,000 total project cost

 Adding the Food Pantry to this scenario
 \$5,900,000 total project cost

Norton Senior Center
January 11, 2019

TOTAL PROJECT COST ESTIMATE

140 WEST MAIN STREET: STANDALONE SENIOR CENTER AND ALL SITE WORK

	Budget	Total
CONSTRUCTION COST		\$5,220,000
General Contractor		
Construction (Spring 2019 baseline cost)	5,200,000	
Utility Company Backcharges		
Utility Backcharge allowance for transformer and other	20,000	
OTHER HARD COSTS		\$360,000
Furniture, Fixtures & Equipment		
Furniture & Fixtures	200,000	
Equipment (copiers, telephones, other equipment)	50,000	
Audio Visual, IT & Security	100,000	
SOFT COST		\$680,000
Permits & Approvals		
Site Plan Approval (notice to abutters, printing)	1,000	
Architecture & Engineering Construction Administration		
Architecture, Engineering, Interior Design & Cost Estimating	6%	415,000
FF&E design fees		20,000
Reimbursable Costs		4,000
Site Information		
Site Survey		5,500
Geotechnical		12,500
Testing & Inspections		
Construction testing		12,000
HVAC System Commissioning		10,000
Project Management Construction Phase		
Owner's Project Manager	2%	100,000
Clerk of the Works	14 months	85,000
Moving		
Moving Expenses		10,000
Advertising & Notices		
Bidding, "Project Dog"		5,000
Legal		
Legal (permitting, contract reviews, other)		
Other		not included
Bonding Cost		
CONTINGENCY		\$550,000
Contingency		
Hard Cost Owner's Contingency	10.00%	\$600,000
Soft Cost Owner's Contingency	10.00%	\$50,000
PROJECT TOTAL		\$6,800,000
PROJECT TOTAL WITH FOOD PANTRY		\$6,900,000

Norton Senior Center
January 11, 2019

TOTAL PROJECT COST ESTIMATE

47 ELM STREET: SENIOR CENTER WITH FULL SITE DEVELOPMENT, PAD READY FOR TOWN HALL

	Budget	Total
CONSTRUCTION COST		\$6,300,000
General Contractor		
Construction (Spring 2019 baseline cost)	6,270,000	
Utility Company Backcharges		
Utility Backcharge allowance for transformer and other	30,000	
OTHER HARD COSTS		\$400,000
Furniture, Fixtures & Equipment		
Furniture & Fixtures	200,000	
Equipment (copiers, telephones, other equipment)	60,000	
Audio Visual, IT & Security	160,000	
SOFT COST		\$849,000
Permits & Approvals		
Site Plan Approval (notice to abutters, printing)	1,000	
Architecture & Engineering Construction Administration		
Architecture, Engineering, Interior Design & Cost Estimating	6%	900,000
FF&E design fees		20,000
Reimbursable Costs		6,000
Site Information		
Site Survey		20,000
Geotechnical		20,000
Testing & Inspections		
Construction testing		20,000
HVAC System Commissioning		15,000
Project Management Construction Phase		
Owner's Project Manager	2%	124,000
Clark of the Works	16 months	100,000
Moving		
Moving Expenses		10,000
Advertising & Notices		
Bidding, "Project Dog"		6,000
Legal		
Legal (permitting, contract reviews, other)		
Other		not included
Bonding Cost		
CONTINGENCY		\$660,000
Contingency		
Hard Cost Owner's Contingency	10.00%	\$680,000
Soft Cost Owner's Contingency	10.00%	\$80,000
PROJECT TOTAL		\$8,200,000
PROJECT TOTAL WITH FOOD PANTRY		\$8,300,000

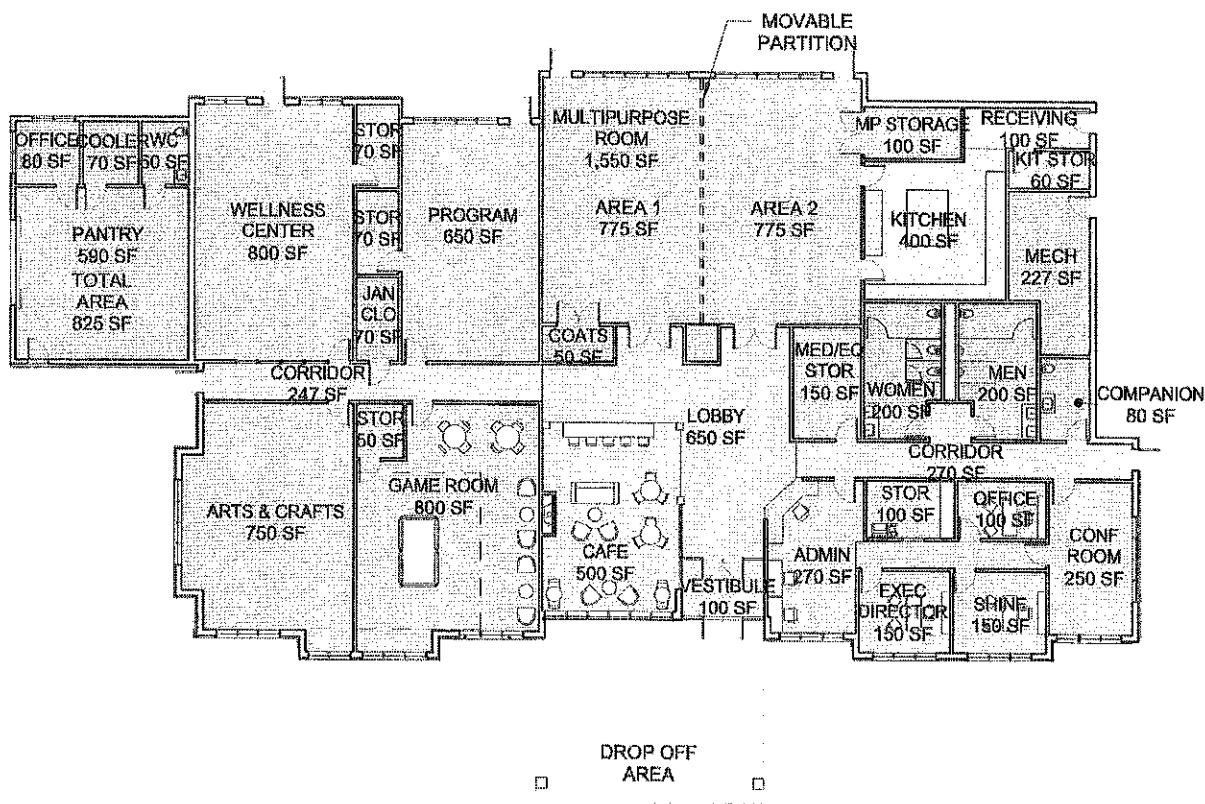
Norton Senior Center
January 11, 2019

TOTAL PROJECT COST ESTIMATE

47 ELM STREET: BUILDING ON PAD READY SITE (provided by Town Hall project)

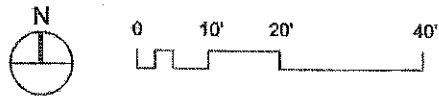
	Budget	Total
CONSTRUCTION COST		\$4,320,000
General Contractor		
Construction (Spring 2019 baseline cost)	4,300,000	
Utility Company Backcharges		
Utility Backcharge allowance for transformer and other	20,000	
OTHER HARD COSTS		\$400,000
Furniture, Fixtures & Equipment		
Furniture & Fixtures	200,000	
Equipment (copiers, telephones, other equipment)	50,000	
Audio Visual, IT & Security	150,000	
SOFT COST		\$580,000
Permits & Approvals		
Site Plan Approval (notice to abutters, printing)		
Architecture & Engineering Construction Administration		
Architecture, Engineering, Interior Design & Cost Estimating	8%	344,000
FF&E design fees		20,000
Reimbursable Costs		4,000
Site Information		
Site Survey		5,000
Geotechnical		10,000
Testing & Inspections		
Construction testing		12,000
HVAC System Commissioning		10,000
Project Management Construction Phase		
Owner's Project Manager	2%	85,000
Clerk of the Works	12 months	75,000
Moving		
Moving Expenses		10,000
Advertising & Notices		
Bidding, "Project Dog"		5,000
Legal		
Legal (permitting, contract reviews, other)		
Other		not included
Bonding Cost		
CONTINGENCY		\$500,000
Contingency		
Hard Cost Owner's Contingency	10.00%	\$450,000
Soft Cost Owner's Contingency	10.00%	\$50,000
PROJECT TOTAL		\$5,800,000
PROJECT TOTAL WITH FOOD PANTRY		\$5,900,000

NORTON SENIOR CENTER

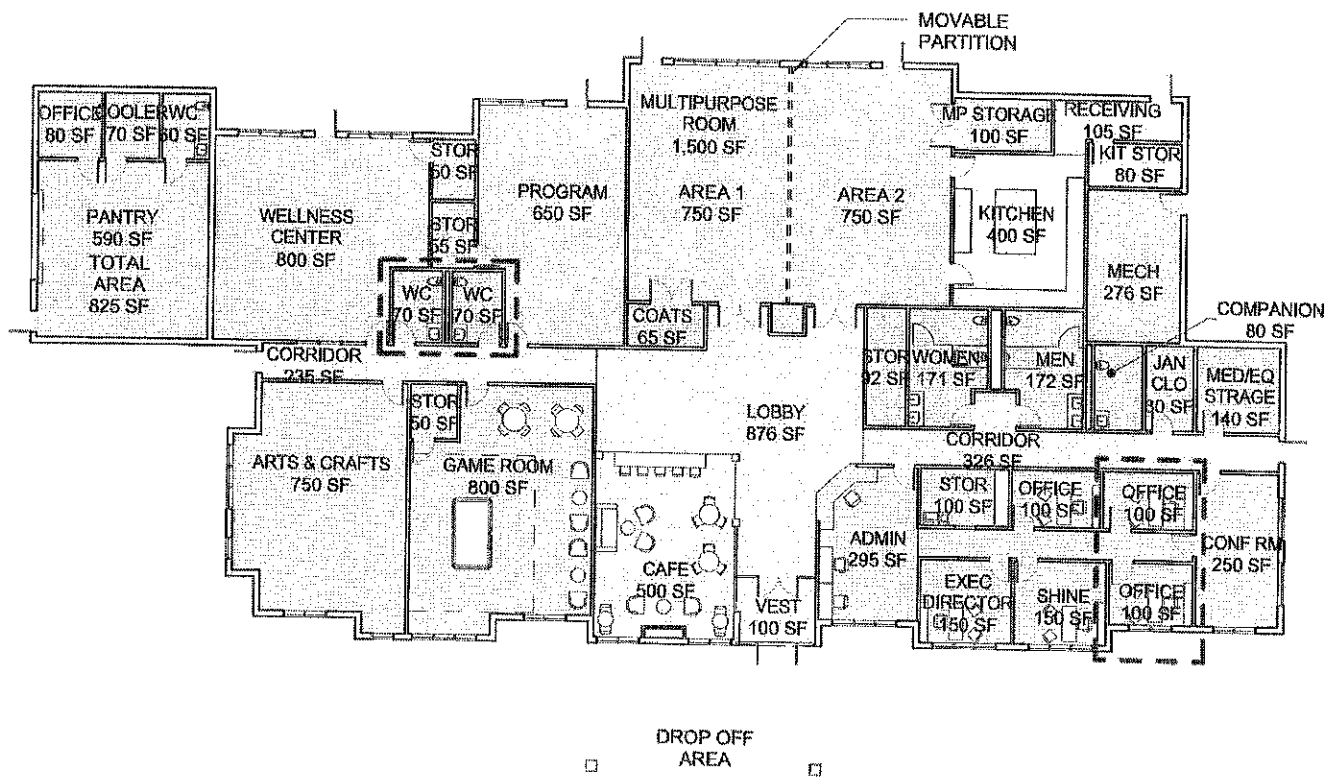


Senior Center Floor Plan - Option A - 10,000 SF + 825 SF Pantry

Bargmann Hendrie + Archetype, Inc. 9 Channel Center Street Boston, MA 02210 Tel: (617) 671-90450
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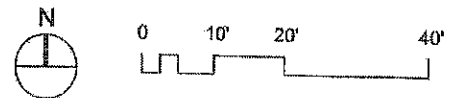


NORTON SENIOR CENTER



Senior Center Floor Plan - Option B - 40,900 SF + 825 SF Pantry - Additional Water Closets and Offices

Bargmann Hendle + Archetype, Inc. 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450
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Town of Norton Senior Center
January 4, 2019

TIMELINE

	year 1 (start date determined by funding & site availability)												year 2												year 3													
	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12		
1 Existing Conditions: Site Survey & Geotech																																						
2 Program Update & Verification																																						
3 Schematic Design																																						
4 Schematic Design Cost Estimate																																						
5 PBC approves current design intent																																						
6 Design Development																																						
7 Departmental & Disability Commission Reviews																																						
8 Cost Estimate & Reconciliation																																						
9 PBC approves current design intent																																						
10 Conservation Commission & Planning Board																																						
11 Construction Documents																																						
12 Cost Estimate & Reconciliation																																						
13 PBC approves construction documents																																						
14 Bidding and Award of Contract																																						
15 Construction Starts																																						
16 Construction Duration																																						
17 Commissioning & Move in																																						
18 Occupancy (24 months from start)																																						

Furniture Schedule & Budget
Norton Senior Center
January 11, 2019

room	Item	qty	unit price	extension	room cost	equipment	note
1 Vestibule 100 (outside of)	Entry Bench	1	\$600	\$600			Portico Bench
	Subtotal				\$600		
2 Café/Lobby	Tables	2	\$600	\$1,200			Work Bar carried in Millwork
	Chairs	6	\$300	\$1,800			
	Loveseat	1	\$1,600	\$1,600			
	Soft Seating	4	\$1,000	\$4,000			
	Side Chairs	4	\$300	\$1,200			
	Coffee/Side Tables	2	\$800	\$1,600			
	Subtotal				\$11,400		
3 Reception 102	Reception credenza	1	\$800	\$800			
	Workstations	2	\$2,000	\$4,000			
	Pedestal file	3	\$600	\$1,800			
	Lateral file (under counter)	3	\$600	\$1,800			
	Desk chairs	3	\$550	\$1,650			
	Trash & recycling bins	3	\$50	\$150			
	Subtotal				\$10,200		
4 Copy 103	Large trash & recycling bins	1	\$50	\$50			
	Subtotal				\$50		
5 Executive Director Office 104	Desk / Workstation	1	\$2,500	\$2,000			L-shaped
	Desk chair	1	\$550	\$550			
	Pedestal file	1	\$600	\$600			
	Lateral files (2 drawer)	1	\$600	\$600			
	File tops	1	\$600	\$600			
	Chairs	2	\$300	\$600			
	Bookshelf	1	\$600	\$600			
	Trash & recycling bins	1	\$50	\$50			
	Subtotal				\$5,600		
6 Office	Desk / Workstation	1	\$2,000	\$2,000			
	Desk chair	1	\$550	\$550			
	Pedestal file	1	\$600	\$600			
	Lateral files (2 drawer)	1	\$600	\$600			
	File tops	1	\$600	\$600			
	Chairs	2	\$300	\$600			
	Trash & recycling bins	1	\$50	\$50			
	Subtotal				\$5,000		
7 SHINE	Desk / Workstation	1	\$2,000	\$2,000			
	Desk Chair	1	\$550	\$550			
	Bookshelf	1	\$600	\$600			
	Lateral files (2 drawer)	1	\$600	\$600			
	File tops	1	\$600	\$600			
	Chairs	2	\$300	\$600			
	Bookshelf	1	\$600	\$600			
	Trash & recycling bins	1	\$50	\$50			
	Subtotal				\$5,600		
8 Conference	Conference Table	1	\$3,150	\$3,150			
	Conference Chairs	8	\$300	\$2,400			

Furniture Schedule & Budget
Norton Senior Center
January 11, 2019

room	item	qty	unit price	extension	room cost	equipment	note
	Credenza	1	\$400	\$400			
	Trash & recycling bins	1	\$50	\$50			
	Subtotal				\$6,000		
9 Kitchen	Kitchen Storage shelving	2	\$250	\$500			equip in building estimate
	Subtotal				\$500		
10 AV		0	\$0	\$0			rack by IT equip
	Subtotal				\$0		
11 Multi-Purpose Dining	Round Dinner Tables	6	\$1,200	\$7,200			6 person
	Stack Seating	36	\$300	\$10,800			
	Podium	1	\$500	\$500			
	Chair & Table Dollies	3	\$200	\$600			
	Subtotal				\$19,100		
12 Multi-Purpose Presentation	Card Tables	4	\$400	\$1,600			
	Stack Seating	50	\$250	\$12,500			
	Chair & Table Dollies	3	\$200	\$600			
	Trash & recycling bins	1	\$50	\$50			
	Subtotal				\$14,750		
21 Patio	Round Table with Umbrella	2	\$800	\$1,600			4 person
	Rectangular Table	1	\$500	\$500			6 person
	Stack Seating	15	\$300	\$4,500			
	Adirondack Chair	2	\$400	\$800			
	Side Table	1	\$400	\$400			
	Lounge Chair	2	\$600	\$1,200			
	Side Table	1	\$400	\$400			
	Trash Container	1	\$100	\$100			
	Subtotal				\$9,500		
35 Activity Room	TV cabinet	1	\$1,000	\$1,000			
	Chairs at game tables	8	\$200	\$1,600			
	Circular card tables	2	\$500	\$1,000			
	bar stools by pool tables	2	\$300	\$600			
	standup tables by game tables	2	\$500	\$1,000			
	Pool Table	1	\$7,000	\$7,000			
	Ping Pong Table	1	\$1,500	\$1,500			movable
	Game lights	1	\$500	\$500			
	Cue and paddle storage cabinet	1	\$500	\$500			
	Trash & recycling bins	2	\$50	\$100			
	Subtotal				\$14,800		
39 Program Room	Tables	6	\$500	\$3,000			2 person nesting
	Chairs	15	\$300	\$4,500			run different

Furniture Schedule & Budget
Norton Senior Center
January 11, 2019

room	Item	qty	unit price	extension	room cost	equipment	note
	Trash & recycling bins	2	\$50	\$100			
	Subtotal				\$7,600		
41 Arts & Crafts	Tables	8	\$500	\$4,000			
	Chairs	20	\$300	\$6,000			
	Trash & recycling bins	2	\$50	\$100			
	Subtotal				\$10,100		
36 Wellness Room	Fitness Equipment	1				\$50,000	
	Desk / Workstation	1	\$800	\$800			
	Desk Chair	1	\$300	\$300			
	Cubbies	1	\$1,000	\$1,000			
	Trash & recycling bins	2	\$50	\$100			
	sound system with wireless controls	1	\$0	\$0			AV Budget
	Subtotal				\$2,200		
44 Pantry	Shelving	1	\$500	\$500			
	Desk	1	\$1,000	\$900			
	Desk Chair	1	\$550	\$550			
	Trash & recycling bins	1	\$50	\$50			
	Subtotal				\$2,000		
45 Picture, wall decoration allowance		0	\$0	\$0			
	Subtotal				\$0		
TOTAL					\$125,000	\$50,000	\$175,000



Norton Senior Center
New Construction
Norton, MA

January 14, 2019

Concept Design Estimate



Architect:

Bargmann Hendrie Archetype Inc
9 Channel Center Street, Suite 300
Boston, MA 02210
(617) 350 0450

Cost Consultant:

Daedalus Projects Incorporated
1 Faneuil Hall Market Place
South Market Bldg, Suite 4195
Boston, MA 02109-6119
(617) 451 2717

INTRODUCTION

Project Description:

The project consists of a new senior center building in Norton, MA
concrete foundations and slab on grade, combined wood & steel framed structure
fiber cement exterior facade siding, aluminum windows, asphalt shingles pitch roofing
interior program fitout and MEP systems
site preparation, bulk earthwork, site utilities, exterior site improvements

Project Particulars:

Documents prepared by Bargmann Hendrie + Archetype, Inc. received January 4, 2019

Floor Plan Option A drawing

Norton Senior Center Elevations

Senior Center Program matrix

Site Narrative - Norton Senior Center prepared by Pace

47 Elm street Site Plan

140 West Main Street Site Plan

Detailed quantity takeoff from these documents where possible

Daedalus Projects, Inc. experience with similar projects of this nature

Design Intent and scope review discussions with Bargmann Hendrie + Archetype, Inc.

Project Assumptions:

The project will be by a General Contractor under a Lump Sum Contract in a single construction phase

Our costs assume that there will be competitive bidding in all trades and sub-trades i.e. at least four (4) bids per trade or sub-trade

Unit rates are based on current dollars escalated to mid-point of construction

Subcontractor's markups are included in each unit rate. These markups cover field and home office overhead and subcontractor's profit

Operation during normal business hours

No occupancy of Project zone during construction

Lay-down/storage area, jobsite shed and trailers, and construction site entrance will be located adjacent to Project area

Temporary electrical and water site utility connections will be available. General Conditions value includes utility connections and consumption costs

Noise and vibration disturbances are anticipated and will be minimized or avoided during normal business hours

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development and specification clarifications during the design period

General Conditions includes supervision, general facilities to support Project, and site office overheads that are not attributable to the direct trade costs

Project Requirements value includes scaffolding, staging and access, temporary protection, and cleaning

Fee markup is calculated on a percentage basis of direct trade construction costs

Anticipated start of construction is January 2020

An escalation projection has been included from now to the anticipated start of construction and is carried at a rate of 3.5% per year. Escalation during construction duration has been included in the unit rate details

Construction Cost Estimate Exclusions:

Unforeseen Conditions Contingency
Utility company back charges during construction
Owner's site representation and project administration
Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration, interest expense
Architectural/Engineering; Designer and other Professional fees, testing, printing, surveying.
Project costs; utility company back charges prior to construction, construction of swing space and temporary
program facilities, program related phasing, relocation
Site or existing condition surveys and investigations
Work beyond the boundary of the Project
Third Party testing and commissioning
Owner furnished and installed products; furnishings, equipment, artwork, loose case goods, and similar items



Norton Senior Center
New Construction
Norton, MA

MAIN SUMMARY

DESCRIPTION		47 Elm Street 10,000 GSF		740 West Main Street 10,000 GSF	
		Cost	Cost/GSF	Cost	Cost/GSF
Direct Trade Details					
Sitework		\$1,668,368	\$7.32	\$873,035	\$10.95
New Senior Center Building	10,000 GSF	\$3,286,451	\$328.65	\$3,240,703	\$324.07
Direct Trade Details SubTotal		\$4,954,819	\$495.48	\$4,113,738	\$411.37
Design and Pricing Contingency	10.00%	\$495,500	\$49.55	\$411,374	\$41.14
Direct Trade Cost Total		\$5,450,319	\$545.03	\$4,525,112	\$452.51
General Conditions, Project Requirements, Overhead		\$550,000	\$55.00	\$450,000	\$45.00
Performance Bonds	1.10%	\$60,000	\$6.00	\$50,000	\$5.00
Insurance	1.20%	\$73,000	\$7.30	\$61,000	\$6.10
Profit	2.50%	\$137,000	\$13.70	\$114,000	\$11.40
Estimated Construction Cost Total		\$6,270,319	\$627.03	\$5,200,112	\$520.01
Escalation from now to Bid	3.40%	\$214,000	\$21.40	\$177,000	\$17.70
Estimated Construction Cost Total at Bid Opening		\$6,484,319	\$648.43	\$5,377,112	\$537.71



Norton Senior Center
New Construction
Norton, MA

DIRECT TRADE COST SUMMARY

DESCRIPTION	17 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
	Cost	Cost/GSF	Cost	Cost/GSF
02-EXISTING CONDITIONS	\$5,000	\$0.50		
03-CONCRETE	\$288,730	\$28.87	\$286,982	\$28.70
04-MASONRY	\$53,379	\$5.34	\$53,379	\$5.34
05-METALS	\$127,669	\$12.77	\$88,669	\$8.87
06-WOOD, PLASTICS AND COMPOSITES	\$593,712	\$59.37	\$593,712	\$59.37
07-THERMAL AND MOISTURE PROTECTION	\$487,243	\$48.72	\$487,243	\$48.72
08-OPENINGS	\$281,170	\$28.12	\$281,170	\$28.12
09-FINISHES	\$364,657	\$36.47	\$364,657	\$36.47
10-SPECIALTIES	\$90,010	\$9.00	\$90,010	\$9.00
11-EQUIPMENT	\$79,800		\$79,800	\$7.98
12-FURNISHINGS	\$13,963	\$1.40	\$13,963	\$1.40
21-FIRE SUPPRESSION	\$71,500	\$7.15	\$71,500	\$7.15
22-PLUMBING	\$191,070	\$19.11	\$191,070	\$19.11
23-HVAC	\$380,000	\$38.00	\$380,000	\$38.00
26-ELECTRICAL	\$258,550	\$25.86	\$258,550	\$25.86
31-EARTHWORK	\$430,092	\$43.01	\$205,409	\$20.54
32-EXTERIOR IMPROVEMENTS	\$578,501	\$57.85	\$315,166	\$31.52
33-UTILITIES	\$659,775	\$65.98	\$352,460	\$35.25
Direct Trade Cost Total	\$4,954,819	\$495.48	\$4,113,738	\$411.37



Norton Senior Center
New Construction
Norton, MA

Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	47 Elm Street 10,000 GSF		120 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
11 02-EXISTING CONDITIONS						
12						
13 Asbestos Abatement						
14 Hazardous abatement at existing building				By Other		
15 Demolition of former factory site				By Other		
16 Miscellaneous demolition and disposal	AL	\$5,000.00	1	\$5,000		
17 02-EXISTING CONDITIONS TOTAL				\$5,000		\$0
18						
19						
20 03-CONCRETE						
21						
22 Strip footing; Assume CF3.0"x12"	LF		503		503	
23 Concrete; material	CY	\$130.00	59	\$7,670	59	\$7,670
24 Concrete; place	CY	\$85.00	59	\$5,015	59	\$5,015
25 Reinforcement	LBS	\$1.25	2,582	\$3,228	2,582	\$3,228
26 Formwork	SF	\$9.00	1,257	\$11,309	1,257	\$11,309
27 Keyways	LF	\$2.50	503	\$1,257	503	\$1,257
28 Isolated footing; Assume F6x6x1'-6"	EA		42		42	
29 Concrete; material	CY	\$130.00	88	\$11,466	88	\$11,466
30 Concrete; place	CY	\$85.00	88	\$7,497	88	\$7,497
31 Reinforcement	LBS	\$1.25	7,497	\$9,371	7,497	\$9,371
32 Formwork	SF	\$10.00	1,512	\$15,120	1,512	\$15,120
33 Foundation wall; Assume 16" thick	SF		1,708		1,708	
34 Concrete; material	CY	\$130.00	88	\$11,440	88	\$11,440
35 Concrete; place	CY	\$85.00	88	\$7,480	88	\$7,480
36 Reinforcement;	LBS	\$1.25	11,000	\$13,750	11,000	\$13,750
37 Formwork	SF	\$12.00	3,416	\$40,992	3,416	\$40,992
38 Masonry shelf	LF	\$7.00	458	\$3,206	458	\$3,206
39 Pier/pilaster; assume 16"x16"	EA		42		42	
40 Concrete	CY	\$130.00	10	\$1,300	10	\$1,300



Norton Senior Center
New Construction
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	77 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
41 Rebar	LBS	\$1.25	2,000	\$2,500	2,000	\$2,500
42 Formwork	SF	\$12.00	2,346	\$28,153	2,346	\$28,153
43 Place and finish	CY	\$85.00	10	\$850	10	\$850
44 Slab on grade; 6" thick	SF		10,000		10,000	
45 Concrete; material	CY	\$130.00	171	\$22,230	171	\$22,230
46 Concrete; place & finish	SF	\$2.50	10,000	\$25,000	10,000	\$25,000
47 Moisture mitigation	CY	\$65.00	171	\$11,115	171	\$11,115
48 WWF 4x4	SF	\$0.75	11,500	\$8,625	11,500	\$8,625
49 10 Mil vapor barrier	SF	\$0.75	11,500	\$8,625	11,500	\$8,625
50 Rigid insulation under slab on grade	SF	\$2.50	10,000	\$25,000	10,000	\$25,000
51 Slab isolation joints	LF	\$5.50	870	\$4,783	870	\$4,783
52 Slab on grade at canopy connect; 5" thick	SF		325			
53 Concrete; material	CY	\$130.00	6	\$780		
54 Concrete; place & finish	SF	\$2.50	325	\$813		
55 Slab isolation joints	LF	\$5.50	28	\$155		
56 03-CONCRETE TOTAL				\$288,730		\$286,982
57						
58						
59 04-MASONRY						
60						
61 Unit Masonry						
62 Arch. concrete block chimney	SF	\$28.50	240	\$6,840	240	\$6,840
63 Arch. concrete block stone masonry blocks water base	SF	\$28.50	890	\$25,365	890	\$25,365
64 Architectural brick pier base at exterior column	EA	\$800.00	2	\$1,600	2	\$1,600
65 6" CMU backup at MEP room	SF	\$20.00	441	\$8,820	441	\$8,820
66 10" CMU wall at Pantry	SF	\$24.00	396	\$9,504	396	\$9,504
67 Masonry lintels - Installation	EA	\$1,250.00	1	\$1,250	1	\$1,250
68 04-MASONRY TOTAL				\$53,379		\$53,379
69						
70						



Norton Senior Center
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Direct Trade Cost Details

ELEMENT		UNIT	UNIT RATE	27 Elm Street 10,000 GSF Quantity Cost		120 West Main Street 10,000 GSF Quantity Cost	
71	05-METALS						
72							
73	Structural Steel Framing						
74	Steel Decking						
75	WF roof framing at Multipurpose Room only; Assume 10#/GSF	TNS	\$3,900.00	8	\$31,200	8	\$31,200
76	HSS-shape columns; Assume 4#/SF	TNS	\$4,350.00	3	\$13,920	3	\$13,920
77	Galvanized composite steel roof deck at Multipurpose Room	SF	\$3.75	1,600	\$6,000	1,600	\$6,000
78	Canopy, Connect for Senior Center and Townhall	GSF	\$120.00	325	\$39,000		
79	05 50 00* Miscellaneous and Ornamental Iron						
80	Metal Fabrications						
81	Steel support for operable partitions	LF	\$150.00	42	\$6,300	42	\$6,300
82	Lintel for masonry construction - material	EA	\$250.00	1	\$250	1	\$250
83	Miscellaneous interior metals	GSF	\$2.50	10,000	\$25,000	10,000	\$25,000
84	Miscellaneous metals for new exterior masonry	SF	\$3.50	441	\$1,544	441	\$1,544
85	Miscellaneous metals for exterior remainder	SF	\$1.00	4,455	\$4,455	4,455	\$4,455
86	05-METALS TOTAL				\$127,669		\$88,669
87							
88							
89	06-WOOD, PLASTICS AND COMPOSITES						
90							
91	Rough Carpentry						
92	Exterior wall framing; 2x6 wood stud, 5/8" plywood sheathing	SF	\$9.50	4,455	\$42,323	4,455	\$42,323
93	Wood header at wood exterior wall	LF	\$14.00	237	\$3,318	237	\$3,318
94	Prefabricated wood trusses @ 2'-0" O.C. at roof	GSF	\$19.50	15,545	\$303,128	15,545	\$303,128
95	Rough carpentry, roof parapet blocking	LF	\$15.00	574	\$8,610	574	\$8,610
96	5/8" Plywood pitch roof sheathing, rough carpentry, blocking	SF	\$5.00	15,545	\$77,725	15,545	\$77,725
97	Wood/steel misc. connections	GSF	\$1.00	10,000	\$10,000	10,000	\$10,000
98	Install doors and frames	OPEN	\$175.00	28	\$4,900	28	\$4,900
99	Rough carpentry/blocking; interior partitions and ceilings	SF	\$1.50	15,291	\$22,937	15,291	\$22,937
100	Exterior Finish Carpentry						



Norton Senior Center
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	7 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
101 Decorative column enclosure	EA	\$1,800.00	2	\$3,600	2	\$3,600
102 Interior Architectural Woodwork						
103 Custom wood cabinets with plastic laminate countertop at Reception	LF	\$520.00	12	\$6,240	12	\$6,240
104 Vanity counter @ Gangs Restroom	LF	\$240.00	10	\$2,400	10	\$2,400
105 Corian counter	LF	\$240.00	3	\$720	3	\$720
106 Plastic laminate cabinets and solid countertop at offices	LF	\$410.00	26	\$10,660	26	\$10,660
107 Built in countertop at café	LF	\$240.00	13	\$3,120	13	\$3,120
108 Gas fireplace at @ Café	EA	\$15,000.00	1	\$15,000	1	\$15,000
109 Closets shelf and rod at Storage	Room	\$800.00	5	\$4,000	5	\$4,000
110 Base and wall cabinet, countertop at Kitchen	LF	\$550.00	34	\$18,700	34	\$18,700
111 Service counters at Kitchen	LF	\$1,080.00	9	\$9,720	9	\$9,720
112 Wood base at corridor and lobby	LF	\$10.00	465	\$4,650	465	\$4,650
113 Wood chair rail at corridor	LF	\$35.00	310	\$10,850	310	\$10,850
114 Window sill	LF	\$32.00	191	\$6,112	191	\$6,112
115 Miscellaneous standing and running trim	GSF	\$2.50	10,000	\$25,000	10,000	\$25,000
116 06-WOOD, PLASTICS AND COMPOSITES TOTAL				\$593,712		\$593,712
117						
118						
119 07 THERMAL AND MOISTURE PROTECTION						
120						
121 07 00 01* Waterproofing Dampproofing and Caulking						
122 Fluid applied air/vapor barrier @ exterior wall	SF	\$6.50	4,455	\$28,958	4,455	\$28,958
123 Caulking and sealants	GSF	\$2.50	10,000	\$25,000	10,000	\$25,000
124 07 00 02* Roofing and Flashing						
125 Asphalt shingle roofing assembly	SF	\$12.50	17,145	\$214,313	17,145	\$214,313
126 Ice and water shield @ roof	SF	\$1.50	5,658	\$8,487	5,658	\$8,487
127 Vented ridge cap	LF	\$32.00	313	\$10,016	313	\$10,016
128 Roof valley flashing	LF	\$16.00	510	\$8,160	510	\$8,160
129 New thru wall flashing	LF	\$17.00	574	\$9,758	574	\$9,758
130 Pad-type, flat-mounted snow guards at entrance	LF	\$50.00	46	\$2,300	46	\$2,300



Norton Senior Center
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	47 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
131 Roof hatch and curb; allow	EA	\$3,500.00	1	\$3,500	1	\$3,500
132 Aluminum gutter	LF	\$32.00	330	\$10,560	330	\$10,560
133 Aluminum downspouts	AL	\$6,600.00	1	\$6,600	1	\$6,600
134 Misc. roof accessories	LS	\$3,500.00	1	\$3,500	1	\$3,500
135 07 21 00 Thermal Insulation						
136 2" Rigid insulation at foundation wall	SF	\$2.50	1,708	\$4,270	1,708	\$4,270
137 Rigid insulation at exterior wall	SF	\$2.50	4,455	\$11,138	4,455	\$11,138
138 07 46 10 Cementitious Siding						
139 Fiber cement siding, board and batten	SF	\$15.00	1,630	\$24,450	1,630	\$24,450
140 Fiber cement clapboard siding	SF	\$15.50	2,155	\$33,403	2,155	\$33,403
141 Fiber cement smooth trim board	SF	\$18.00	670	\$12,060	670	\$12,060
142 Fiber cement smooth fascia	SF	\$18.00	3,654	\$65,772	3,654	\$65,772
143 Firestopping; based on floor area	GSF	\$0.50	10,000	\$5,000	10,000	\$5,000
144 07-THERMAL AND MOISTURE PROTECTION TOTAL				\$487,243		\$487,243
145						
146						
147 08 OPENINGS						
148						
149 08 00 01* Glass and Glazing						
150 Door glazing	LS	\$1,500.00	1	\$1,500	1	\$1,500
151 BLF; Interior window framing	SF	\$75.00	260	\$19,500	260	\$19,500
152 Exterior door						
153 HM door and frame, 3'-0"x8'-0"; hardware	LEAF	\$1,500.00	8	\$12,000	8	\$12,000
154 Aluminum commercial double door 6'-0"x8'-0"	PR	\$7,500.00	1	\$7,500	1	\$7,500
155 Overhead Door Rolling at pantry area 8' X 12'	EA	\$8,500.00	1	\$8,500	1	\$8,500
156 Interior door	LEAF		29		29	
157 Cooler; single	LEAF	\$0.00	1	Inc. w/ cooler	1	Inc. w/ cooler
158 Interior solid core wood door						
159 single door	LEAF	\$350.00	24	\$8,400	24	\$8,400
160 double door	PR	\$700.00	4	\$2,800	4	\$2,800



Norton Senior Center
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	274 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
161 Door Frames						
162 HMF, single	EA	\$240.00	24	\$5,760	24	\$5,760
163 HMF, double	EA	\$390.00	4	\$1,560	4	\$1,560
164 Access doors at MEP installation	EA	\$300.00	8	\$2,400	8	\$2,400
165 Overhead Door Rolling at kitchen serving area 8' x 12'	EA	\$5,000.00	1	\$5,000	1	\$5,000
166 Overhead Door Rolling Counter wood door at Reception desk	EA	\$5,000.00	1	\$5,000	1	\$5,000
167 Entrance Doors in Existing Frames						
168 Aluminum Vestibule double doors	PR	\$7,000.00	1	\$7,000	1	\$7,000
169 Aluminum windows, single hung operation, insulating glass						
170 Single hung window; 7' 3" x 3' 0"	SF	\$90.00	1,395	\$125,550	1,395	\$125,550
171 Interior glass storefront at Wellness Center & cafe 10' 4" high assumed	SF	\$115.00	340	\$39,100	340	\$39,100
172 Door Hardware						
173 Door hardware, heavy duty mortise locksets	OPEN	\$800.00	32	\$25,600	32	\$25,600
174 Automatic door operator	SET	\$2,500.00	1	\$2,500	1	\$2,500
175 Louvers and Vents						
176 Mechanical louver	LS	\$1,500.00	1	\$1,500	1	\$1,500
177 08-OPENINGS TOTAL				\$281,170		\$281,170
178						
179						
180 09 FINISHES						
181						
182 09 00 01* Tiling						
183 Tile 1: Ceramic mosaic 2"x2" floor tile in bathrooms	SF	\$20.50	580	\$11,890	580	\$11,890
184 Tile 2: Ceramic 4"x12" wall tile in bathrooms w/metal trim at exposed edge	SF	\$22.50	912	\$20,520	912	\$20,520
185 Tile 3: Quarry floor tile at kitchen, pantry, receiving	SF	\$24.00	545	\$13,080	545	\$13,080
186 Quarry tile wall base	LF	\$14.00	150	\$2,100	150	\$2,100
187 09 00 02* Acoustical Panel Ceilings						
188 Acoustical tile ceiling; 2'x2'	SF	\$5.50	6,380	\$35,090	6,380	\$35,090
189 ACT at kitchen	SF	\$6.00	545	\$3,270	545	\$3,270
190 09 00 03* Resilient Flooring						



Norton Senior Center
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	37 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
191 Resilient flooring; Marmoleum Sheet Corridors & program	SF	\$7.00	6,148	\$43,036	6,148	\$43,036
192 Wall base	LF	\$3.50	1,541	\$5,394	1,541	\$5,394
193 09 00 04* Carpet Flooring				\$0		\$0
194 Carpet at offices and café	SY	\$45.00	164	\$7,395	164	\$7,395
195 09 00 04* Painting and Coating						
196 Interior						
197 Sealed concrete floor assume @ Mechanical & pantry area	SF	\$1.50	1,130	\$1,695	1,130	\$1,695
198 GWB walls	SF	\$1.10	19,236	\$21,159	19,236	\$21,159
199 GWB ceiling / soffits	SF	\$1.50	7,898	\$11,847	7,898	\$11,847
200 CMU wall	SF	\$1.50	1,674	\$2,511	1,674	\$2,511
201 Exposed ceiling and trusses @ lobby and cafe, paint	SF	\$3.00	1,245	\$3,735	1,245	\$3,735
202 Exposed ceiling @ Sprinkler and Mechanical	SF	\$1.25	1,130	\$1,413	1,130	\$1,413
203 Door frame	OPEN	\$50.00	32	\$1,600	32	\$1,600
204 Exterior						
205 Misc. painting	SF	\$1.50	10,000	\$15,000	10,000	\$15,000
206 Gypsum Board Assemblies						
207 Exterior wall, drywall interior layer	SF	\$2.75	4,455	\$12,251	4,455	\$12,251
208 Interior partitions; abuse resistant	SF		8,842		8,842	
209 GWB partitions 3½" metal stud, (2) ½" GWB, 3½" batt insulation	SF	\$10.00	8,547	\$85,470	8,547	\$85,470
210 Chase walls; 3½" metal stud, (1) ½" GWB	SF	\$6.50	295	\$1,918	295	\$1,918
211 column enclosure	EA	\$600.00	3	\$1,800	3	\$1,800
212 GWB ceiling @ Restrooms	SF	\$12.00	582	\$6,984	582	\$6,984
213 GWB ceiling @ vestibule	SF	\$12.00	100	\$1,200	100	\$1,200
214 Gypsum wallboard soffit @ perimeter windows	LF	\$25.00	1,312	\$32,800	1,312	\$32,800
215 Exterior soffit	SF	\$25.00	660	\$16,500	660	\$16,500
216 Interior soffit; allow	AL	\$5,000.00	1	\$5,000	1	\$5,000
217 09-FINISHES TOTAL				\$364,657		\$364,657
218						
219						
220						



Norton Senior Center
New Construction
Norton, MA

Direct Trade Cost Details

ELEMENT	UNIT	UNIT PRICE	27 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
221 10-SPECIALTIES						
222						
223 Visual Display Units						
224 Visual display boards; bulletin board, brochure holder and building map	AL	\$2,800.00	1	\$2,800	1	\$2,800
225 Signage						
226 Code-required interior panel signage, access. Signage; Interior & Exterior	GSF	\$1.00	10,000	\$10,000	10,000	\$10,000
227 Toilet Compartments						
228 Phenolic resin, overhead braced	STALL	\$1,150.00	2	\$2,300	2	\$2,300
229 ADA	STALL	\$1,450.00	2	\$2,900	2	\$2,900
230 Urinal screen	EA	\$850.00	2	\$1,700	2	\$1,700
231 Corner Guards						
232 Corner guards; allow	LS	\$1,000.00	1	\$1,000	1	\$1,000
233 Movable partition at multi purpose room; motorized	LF	\$1,105.00	42	\$46,410	42	\$46,410
234 Toilet and Bath Accessories						
236 Toilet accessories; gang toilet	EA	\$5,000.00	4	\$20,000	4	\$20,000
236 Toilet accessories; single user	EA	\$700.00	2	\$1,400	2	\$1,400
237 Utility shelf/ mop & broom holder; Janitor	SET	\$150.00	1	\$150	1	\$150
238 Fire Protection Specialties						
239 Recessed fire extinguisher and cabinet	EA	\$450.00	3	\$1,350	3	\$1,350
240 10-SPECIALTIES TOTAL				\$90,010		\$90,010
241						
242						
243 11-EQUIPMENT						
244						
245 Food service equipment	GSF	\$200.00	399	\$79,800	399	\$79,800
246 11- EQUIPMENT TOTAL				\$79,800		\$79,800
247						
248						
249 12-FURNISHINGS						
250						



Norton Senior Center
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	17 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
251 <i>Window Treatment</i>						
252 Roller shades, manual shade operators	SF	\$7.50	1,395	\$10,463	1,395	\$10,463
253 <i>Entrance Mats</i>						
254 Recessed walk off mats at entry	SF	\$35.00	100	\$3,500	100	\$3,500
255 12-FURNISHINGS TOTAL				\$13,963		\$13,963
256						
257						
258 21-FIRE SUPPRESSION						
259						
260 Sprinkler Coverage	GSF	\$7.15	10,000	\$71,500	10,000	\$71,500
261 21-FIRE SUPPRESSION TOTAL				\$71,500		\$71,500
262						
263						
264 22-PLUMBING						
265						
266 <i>Equipment</i>						
267 Gas fired hot water heater w/ storage tank	EA	\$18,000.00	1	\$18,000	1	\$18,000
268 Water meter assembly	EA	\$4,000.00	1	\$4,000	1	\$4,000
269 Reduced pressure backflow preventer, 4" main	EA	\$4,200.00	1	\$4,200	1	\$4,200
270 Backflow preventer, local	EA	\$725.00	1	\$725	1	\$725
271 Connection to gas meter (provided by others)	EA	\$750.00	10	\$7,500	10	\$7,500
272 Hot water circulation pump assembly	EA	\$1,200.00	2	\$2,400	2	\$2,400
273 Mixing valve	EA	\$4,500.00	1	\$4,500	1	\$4,500
274 Floor drain	EA	\$700.00	1	\$700	1	\$700
275 Kitchen floor sink	EA	\$950.00	1	\$950	1	\$950
276 Trap primer	EA	\$700.00	1	\$700	1	\$700
277 Wall hydrant	EA	\$325.00	1	\$325	1	\$325
278 Hose bibb	EA	\$250.00	1	\$250	1	\$250
279 Interior grease interceptor	EA	\$3,500.00	1	\$3,500	1	\$3,500
280 Rough-in & connection to kitchen equipment	EA	\$5,000.00	1	\$5,000	1	\$5,000



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Direct Trade Cost Details

ELEMENT	UNIT	UNIT PRICE	147 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
281 <i>Plumbing Fixtures</i>						
282 - Water Closet	EA	\$1,850.00	6	\$11,100	6	\$11,100
283 - Urinal	EA	\$1,600.00	2	\$3,200	2	\$3,200
284 - Lavatory; wall hung	EA	\$1,200.00	2	\$2,400	2	\$2,400
285 - Lavatory; counter mount	EA	\$980.00	4	\$3,920	4	\$3,920
286 - Janitor Closet	EA	\$2,500.00	1	\$2,500	1	\$2,500
287 - kitchen Sinks	EA	\$1,800.00	3	\$5,400	3	\$5,400
288 <i>Domestic Water Piping</i>						
289 Copper pipe type L with fittings & hangers	GSF	\$3.50	10,000	\$35,000	10,000	\$35,000
290 <i>Sanitary Waste And Vent Piping</i>						
291 Cast iron pipe with fittings & hangers	GSF	\$4.50	10,000	\$45,000	10,000	\$45,000
292 Natural Gas Piping	GSF	\$1.00	10,000	\$10,000	10,000	\$10,000
293 <i>Miscellaneous</i>						
294 System testing and flushing	LS	\$2,500.00	1	\$2,500	1	\$2,500
295 Coring, cutting, sleeves & fire stopping	LS	\$2,000.00	1	\$2,000	1	\$2,000
296 Seismic Restraints and Structural Steel Comp.	LS	\$1,500.00	1	\$1,500	1	\$1,500
297 Hydraulic lifts/rigging	LS	\$5,000.00	1	\$5,000	1	\$5,000
298 Shop drawings / BIM / ENG Support / As-Built	LS	\$3,500.00	1	\$3,500	1	\$3,500
299 Commissioning Support	LS	\$2,000.00	1	\$2,000	1	\$2,000
300 Fees & permits	LS	\$3,300.00	1	\$3,300	1	\$3,300
301 22-PLUMBING TOTAL				\$191,070		\$191,070
302						
303						
304 23-HVAC						
305						
306 HVAC	GFA	\$38.00	10,000	\$380,000	10,000	\$380,000
307 23-HVAC TOTAL				\$380,000		\$380,000
308						
309						
310 26-ELECTRICAL						



Norton Senior Center
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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	47 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
311						
312 Interior Electrical						
313 Gear & Distribution						
314 Normal Power	GSF	\$2.50	10,000	\$25,000	10,000	\$25,000
315 Emergency Power	GSF	\$0.75	10,000	\$7,500	10,000	\$7,500
316 Equipment Wiring	GSF	\$2.25	10,000	\$22,500	10,000	\$22,500
317 Lighting & Branch Power						
318 Type 2x2 lay-in fixture	EA	\$220.00	79	\$17,380	79	\$17,380
319 Type Downlight	EA	\$250.00	9	\$2,250	9	\$2,250
320 Type Pendant fixture	EA	\$300.00	10	\$3,000	10	\$3,000
321 Type Linear fixture	LF	\$80.00	411	\$32,880	411	\$32,880
322 Type 4' fixture	EA	\$125.00	4	\$500	4	\$500
323 Lighting control system	GSF	\$0.75	10,000	\$7,500	10,000	\$7,500
324 Branch devices	GSF	\$0.50	10,000	\$5,000	10,000	\$5,000
325 Branch circuitry	GSF	\$4.50	10,000	\$45,000	10,000	\$45,000
326 Fire alarm	GSF	\$3.00	10,000	\$30,000	10,000	\$30,000
327 Telephone/Data/CATV	GSF	\$3.50	10,000	\$35,000	10,000	\$35,000
328 Security System						
329 Security system				NIC		NIC
330 AV/Sound System						
331 Rough-in and power connections	GSF	\$0.25	10,000	\$2,500	10,000	\$2,500
332 Lightning Protection						
333 Lightning protection system				NIC		NIC
334 Miscellaneous						
335 Fees & Permits	LS	\$3,540.00	1	\$3,540	1	\$3,540
336 Coordination & management	LS	\$8,000.00	1	\$8,000	1	\$8,000
337 Testing	LS	\$3,500.00	1	\$3,500	1	\$3,500
338 Temp power & lights	LS	\$7,500.00	1	\$7,500	1	\$7,500
339 26-ELECTRICAL TOTAL				\$258,550		\$258,550
340						



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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	47 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
341 EARTHWORK						
342						
343 <i>Site Clearing</i>						
344 Clear and grub	ACRE	\$5,000.00	1	\$5,530	1	\$4,576
345 Construction fence	LF	\$14.00	2,896	\$40,544	1,160	\$16,240
346 Double construction gate	EA	\$2,500.00	2	\$5,000	1	\$2,500
347 Construction entrance	LS	\$7,500.00	2	\$15,000	1	\$7,500
348 Wash down/re-fueling	SF	\$2.50	3,000	\$7,500	1,500	\$3,750
349 Temp signs	LS	\$1,500.00	2	\$3,000	1	\$1,500
350 Haybale and erosion control netting; install, maintain and dispose	LF	\$12.00	2,896	\$34,752	1,160	\$13,920
351 Haybales at stockpile topsoil areas	LS		1	\$2,000	1	\$1,500
352 <i>Senior Center Building Earthwork</i>			10,000		10,000	
353 Bulk excavation, disposal	CY	\$27.00	556	\$15,012	556	\$15,012
354 <i>Continuous footings</i>	LF		503		503	
355 Excavation, disposal	CY	\$26.00	279	\$7,254	279	\$7,254
356 Backfill with imported fill	CY	\$25.00	132	\$3,300	132	\$3,300
357 Perimeter foundation drain	LF	\$18.50	500	\$9,242	500	\$9,242
358 <i>Spread footings</i>	EA		42		42	
359 Excavation, disposal	CY	\$26.00	348	\$9,048	348	\$9,048
360 Backfill with imported fill	CY	\$25.00	250	\$6,245	250	\$6,245
361 Backfill selected excavated material behind wall	CY	\$10.00	140	\$1,400	140	\$1,400
362 Rough and fine grade for new slab	SF	\$1.50	10,000	\$15,000	10,000	\$15,000
363 Gravel below slab; 12" thick	CY	\$32.00	407	\$13,024	407	\$13,024
364						
365 <i>Senior Center Building Earthwork</i>			10,000			
366 Bulk excavation, disposal	CY	\$27.00	556	\$15,012		
367 Rough and fine grade for new slab	SF	\$1.50	10,000	\$15,000		
368						
369 <i>Site Earthwork</i>						
370 Remove & stockpile topsoil	CY	\$8.00	892	\$7,136	1,181	\$9,448



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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	37 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
371 Asphalt pavement cut and fill	CY	\$12.00	2,784	\$33,408	1,677	\$20,124
372 Concrete pavement cut and fill	CY	\$12.00	132	\$1,584	155	\$1,860
373 Site grade cut and fill	CY	\$10.00	3,262	\$32,620	858	\$8,580
374 Rough and fine grade of sitework	SF	\$0.50	194,983	\$97,482	68,771	\$34,386
375 Dewatering	LS	\$35,000.00	1	\$35,000		
376 31-EARTHWORK TOTAL				\$430,092		\$205,409
377						
378						
379 32-EXTERIOR IMPROVEMENTS						
380						
381 Exterior Improvements						
382 Bollards	EA	\$600.00	8	\$4,800	8	\$4,800
383 Flagpole	EA	\$7,500.00	2	\$15,000	1	\$7,500
384 Bike racks	AL		1	\$3,600	1	\$1,800
385 Bench	EA	\$1,500.00	4	\$6,000	2	\$3,000
386 Traffic and pedestrian sign	AL		1	\$7,500	1	\$3,500
387 Trash/recycle receptacles	EA	\$600.00	4	\$2,400	2	\$1,200
388 Misc. site improvement other than above	LS		1	\$50,000	1	\$25,000
389 Paving and Surfacing						
390 Asphalt paving at vehicular; assume 4½" thick	SY	\$30.00	6,682	\$200,460	3,354	\$100,620
391 Gravel base; 12" crushed stone base	CY	\$32.00	2,450	\$78,400	1,230	\$39,360
392 Precast concrete curbing	LF	\$25.00	2,365	\$59,125	1,404	\$35,100
393 Parking spaces	EA	\$25.00	146	\$3,650	67	\$1,675
394 Handicap parking spaces	EA	\$75.00	5	\$375	3	\$225
395 Crosswalks	AL		1	\$1,560	1	\$780
396 Misc. paving marking	AL		1	\$1,500	1	\$800
397 Pedestrian concrete pavement	SF	\$6.50	2,727	\$17,726	3,368	\$21,892
398 Entrance pavement	SF	\$15.00	660	\$9,900	660	\$9,900
399 Gravel base	CY	\$32.00	82	\$2,624	95	\$3,040
400 Tactile paver	EA	\$450.00	3	\$1,350	5	\$2,250



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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	47 Elm Street 10,000 GSF		440 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
401 Concrete pad	AL		1	\$3,500	1	\$2,500
402 <i>Plantings</i>						
403 Respread stockpiled topsoil	CY	\$9.00	892	\$8,028	1,181	\$10,629
404 Mulch	AL		1	\$2,000	1	\$1,000
405 Imported topsoil for plant bed (18")	AL		1	\$3,000	1	\$1,500
406 Lawn area	SF	\$0.35	131,438	\$46,003	34,557	\$12,095
407 Planting	AL		1	\$50,000	1	\$25,000
408 32-EXTERIOR IMPROVEMENTS TOTAL				\$578,501		\$315,166
409						
410						
411 UTILITIES						
412						
413 <i>Water Distribution</i>						
414 6" CLDI fire water; allow	LF	\$80.00	250	\$20,000	100	\$8,000
415 2-1/2" domestic water; allow	LF	\$40.00	160	\$6,400	80	\$3,200
416 6" T, S, & G; allow	EA	\$4,800.00	2	\$9,600	1	\$4,800
417 <i>Sanitary Sewerage</i>						
418 Sewer pipe; allow	LF	\$54.00	250	\$13,500	100	\$5,400
419 SMH; allow	EA	\$5,000.00	3	\$15,000	2	\$10,000
420 New sanitary sewer connection	EA	\$2,000.00	2	\$4,000	1	\$2,000
421 <i>Storm Drainage</i>						
422 Storm drainage base on hard surfacing area	SF	\$5.00	63,525	\$317,625	34,214	\$171,070
423 <i>Gas Service</i>						
424 New service line				By Gas Co.		By Gas Co.
425 Trenching and backfill only for new service line; allow	LF	\$35.00	250	\$8,750	100	\$3,500
426 <i>Electrical Utilities</i>						
427 Power riser (1-5")	EA	\$1,800.00	1	\$1,800	1	\$1,800
428 Primary ductbank	LF	\$80.00	220	\$17,600	100	\$8,000
429 Pad mount transformer, By Utility Co, pad only	EA	\$2,200.00	2	\$4,400	1	\$2,200
430 Secondary ductbank	LF	\$200.00	100	\$20,000	50	\$10,000



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Direct Trade Cost Details

ELEMENT	UNIT	UNIT RATE	37 Elm Street 10,000 GSF		140 West Main Street 10,000 GSF	
			Quantity	Cost	Quantity	Cost
431 Communications riser 3-3"	EA	\$2,500.00	2	\$5,000	1	\$2,500
432 Communications duct bank, allow 3-3"	LF	\$120.00	240	\$28,800	120	\$14,400
433 Site Lighting						
434 Single head pole light fixture, allow	EA	\$2,800.00	37	\$103,600	21	\$58,800
435 Double head pole light fixture, allow	EA	\$3,500.00	4	\$14,000	2	\$7,000
436 Lighting circuitry	LF	\$15.00	3,690	\$55,350	2,116	\$31,740
437 Pole base	EA	\$350.00	41	\$14,350	23	\$8,050
438 33-UTILITIES TOTAL				\$659,775		\$352,460
439						
440						