

The seal of the Town of Norton, Massachusetts, is a circular emblem. It features a central illustration of a building, likely a town hall or church, surrounded by a wreath. The text around the inner border of the seal reads "TOWN OF NORTON MASS" at the top, "INCORPORATED JUNE 12 1711" on the left, "SEPT 16 1709" at the bottom, and "FIRST PRECINCT IN TAUNTON" on the right.

NORTON, MA

Feasibility Study

# NORTON TOWN HALL | NORTON SENIOR AND COMMUNITY SUPPORT CENTER

February 18, 2021

## Permanent Building Committee

Dinah O'Brien, James Slattery, Mark Gershman, Brian Bechet, Robert Bechet, Robert Briscoe, Jack Conway,  
Bonnie Yezukevich, Sheri Cohen

## Select Board

John Conway, Renee Deley, Michael E. Toole, Brad Bramwell, Megan Artz

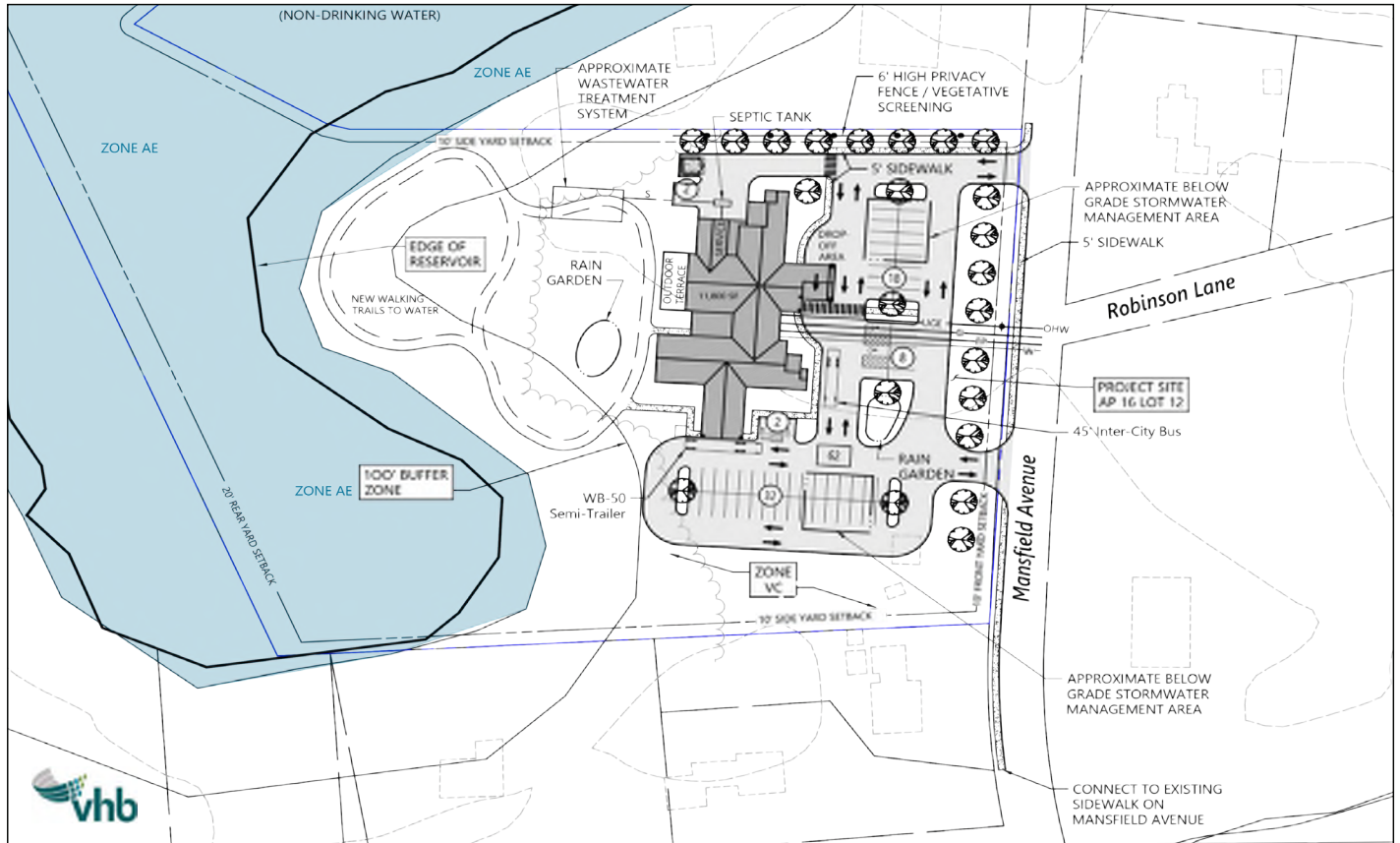
## Town Manager

Michael Yunits

NORTON SENIOR AND COMMUNITY SUPPORT CENTER



Site: 120 Mansfield Ave



Proposed Site Plan

# NORTON SENIOR AND COMMUNITY SUPPORT CENTER

## LEGEND

- Multipurpose
- Wellness Center
- Program
- Arts & Crafts
- Activity Space
- Pantry
- Cafe
- Administration
- Offices
- Service
- Circulation

TOTAL: 11,850 SF



Conceptual First Floor Plan



NORTON SENIOR AND COMMUNITY SUPPORT CENTER



Conceptual Rendering | View towards front entry



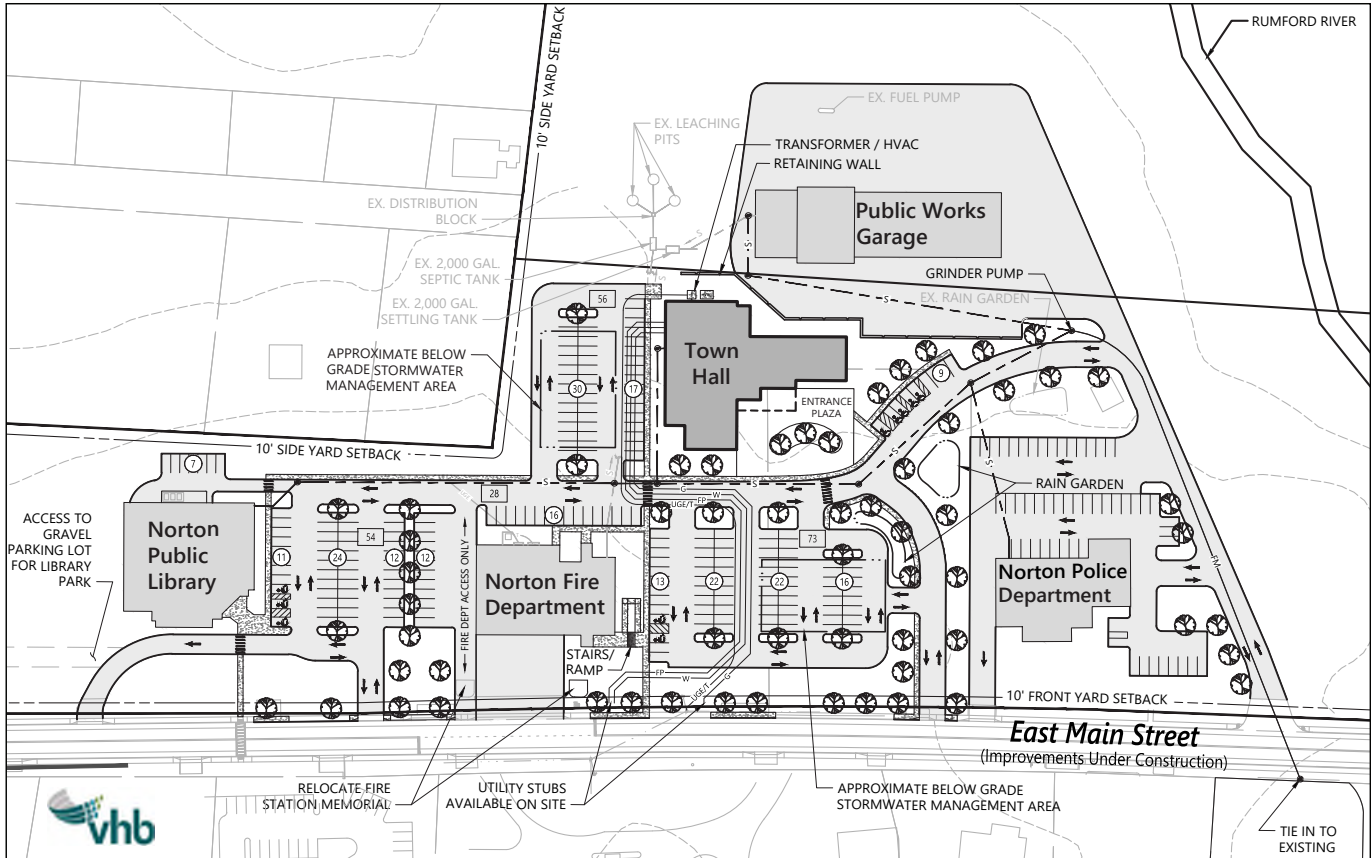
Conceptual Rendering | View towards food pantry



NORTON TOWN HALL



Site: 78 E Main St



Proposed Site Plan

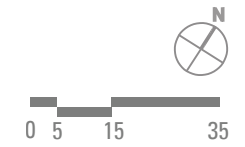


# NORTON TOWN HALL

## LEGEND

- Public Meeting Room
- Treasurer
- Assessor
- Town Clerk
- Mail Room
- Conference
- Veterans' Services
- Shared
- Service
- Circulation

FIRST FLOOR:	13,650
SECOND FLOOR:	10,800
<b>TOTAL:</b>	<b>24,450</b>



Conceptual First Floor Plan

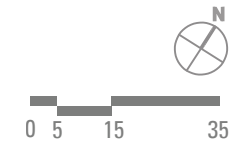
LEGEND

- Building Department
- Planning Department
- Town Manager
- Accounting
- Board of Health
- Breakroom / Staff
- Conservation
- Parks and Recreation
- Conference
- Technology Information
- Shared
- Service
- Circulation

FIRST FLOOR:	13,650
SECOND FLOOR:	10,800
TOTAL:	24,450



Conceptual Second Floor Plan



NORTON TOWN HALL



Conceptual Rendering | View towards pedestrian plaza



Conceptual Rendering | View towards front entry

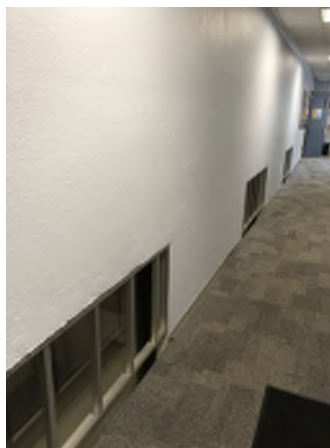




## MODIFICATIONS TO EXISTING TOWN HALL

PHOTOS: EXTERIOR








RENOVATIONS TO EXISTING TOWN HALL

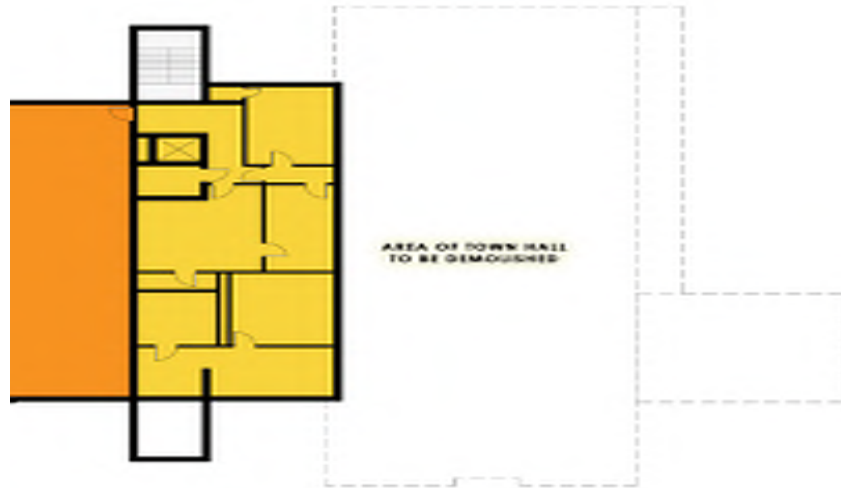


Proposed Demo



LEGEND

-  Norton Fire Department
-  Norton Town Hall
-  Circulation



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20

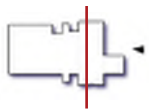
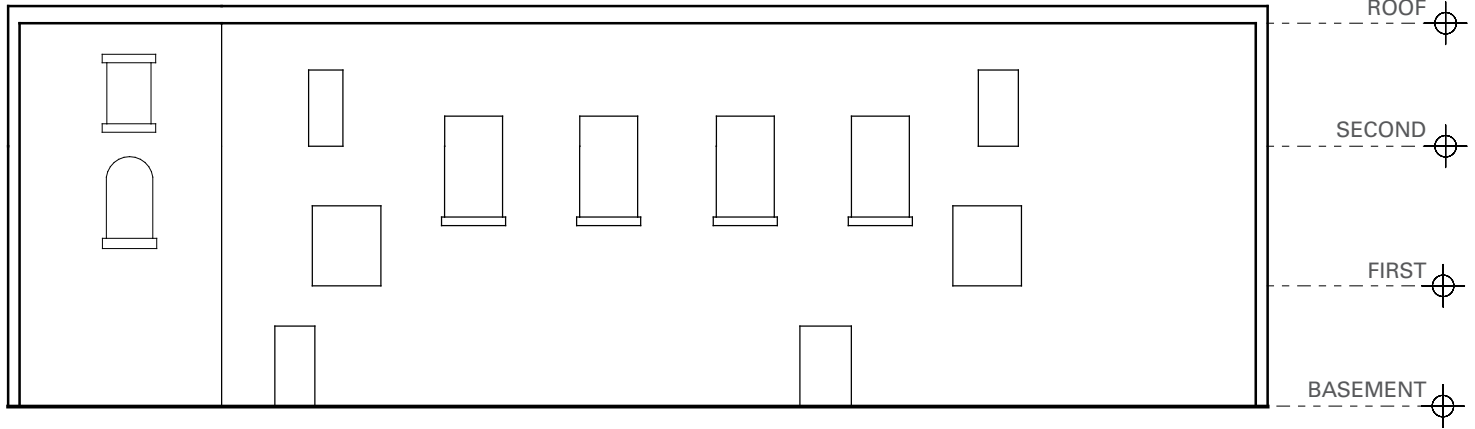
Conceptual Basement Plan

RENOVATIONS TO EXISTING TOWN HALL: PROPOSED PLANS

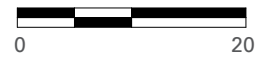


Conceptual First Floor Plan

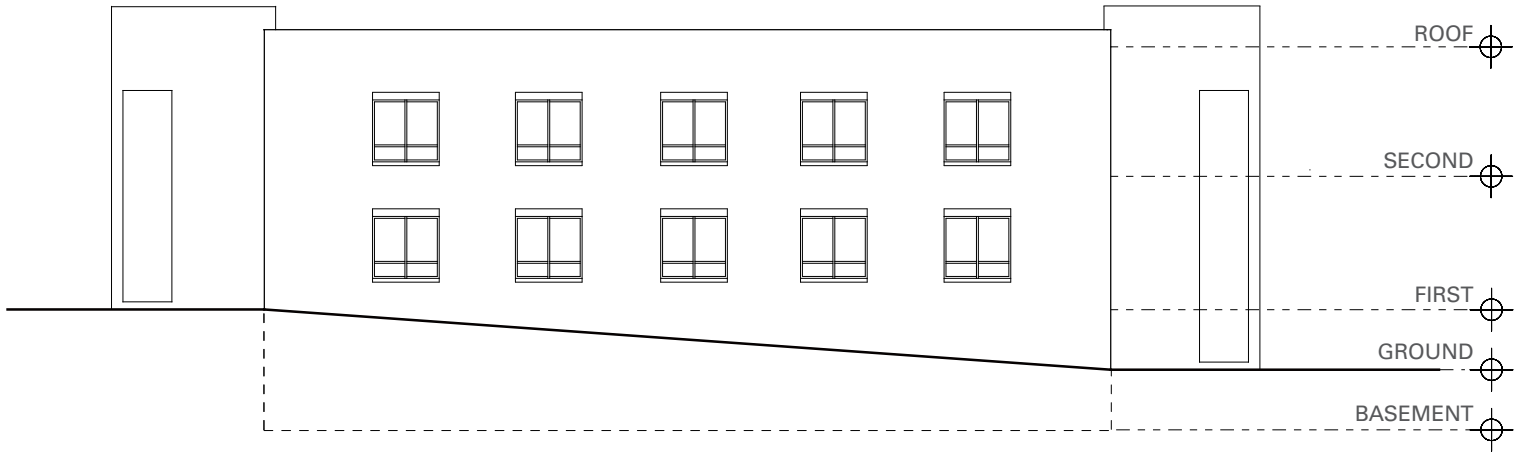
Conceptual Second Floor Plan



Existing Elevation



NEW TOWN HALL ELEVATIONS



Proposed Elevation: New Brick Facade with Aluminum Windows





# BUDGET AND COST ESTIMATE SUMMARY

	2021	2021	2021	2021
	24,450 SF		11,850 SF	
	<b>\$8,639,940</b>	<b>\$8,416,398</b>	<b>\$4,298,765</b>	<b>\$4,382,395</b>
	\$3,704,698	\$3,193,228	\$1,382,036	\$1,422,074
	\$111,000	\$950,755	\$54,000	\$392,995
ter)	\$74,000	\$70,125	\$0	\$12,342
	\$301,400	\$402,683	\$0	\$0
	<b>\$12,831,038</b>	<b>\$13,033,189</b>	<b>\$5,734,801</b>	<b>\$6,209,806</b>
	\$1,283,104	\$1,310,000	\$573,480	\$630,000
struction start)	\$551,735	\$0	\$246,596	\$0
	<b>\$14,665,876</b>	<b>\$14,343,189</b>	<b>\$6,554,878</b>	<b>\$6,839,806</b>
itions and Requirements	\$1,173,270	\$1,220,000	\$524,390	\$513,000
Insurance	\$183,323	\$242,000	\$81,936	\$125,000
Bonds	\$117,327	\$141,000	\$52,439	\$67,000
uilding assumed waived)	\$0	\$0	\$0	\$0
GC O&P	\$484,194	\$529,000	\$216,409	\$249,000
Phasing Allowance	\$322,796	\$0	\$0	\$0
g / Shuttle Transportation	\$0	\$70,000	\$0	\$0
SUBTOTAL	\$2,280,910	\$2,202,000	\$875,174	\$954,000
	<b>\$16,946,787</b>	<b>\$16,545,189</b>	<b>\$7,430,052</b>	<b>\$7,793,806</b>
		\$0		\$0.00
		\$550,000		\$259,000.00
	75,000	\$75,000		
	45,000	\$45,000		
	<b>\$17,066,787</b>	<b>\$17,215,189</b>	<b>\$7,430,052</b>	<b>\$8,052,806</b>

SOFT C  
FF&E, A/  
Design C  
Hazardou  
Geotech  
Owner's  
Owner's  
Owner's  
Building  
Utility Co  
Site Surv  
Project P  
Construc  
Construc  
Reimburse  
Moving /  
Financing  
**TOTAL**  
**TOTAL**  
**TOTAL**  
2021 P  
2021 C  
2020 |  
2022 |

# Budget Summary

2/2/2021		2/2/2021	
24,450 SF		11,850 SF	
<b>\$8,639,940</b>	<b>\$8,416,398</b>	<b>\$4,298,765</b>	<b>\$4,382,395</b>
\$3,704,698	\$3,193,228	\$1,382,036	\$1,422,074
\$111,000	\$950,755	\$54,000	\$392,995
\$74,000	\$70,125	\$0	\$12,342
\$301,400	\$402,683	\$0	\$0
<b>\$12,831,038</b>	<b>\$13,033,189</b>	<b>\$5,734,801</b>	<b>\$6,209,806</b>
\$1,283,104	\$1,310,000	\$573,480	\$630,000
\$551,735	\$0	\$246,596	\$0
<b>\$14,665,876</b>	<b>\$14,343,189</b>	<b>\$6,554,878</b>	<b>\$6,839,806</b>
\$1,173,270	\$1,220,000	\$524,390	\$513,000
\$183,323	\$242,000	\$81,936	\$125,000
\$117,327	\$141,000	\$52,439	\$67,000
\$0	\$0	\$0	\$0
\$484,194	\$529,000	\$216,409	\$249,000
\$322,796	\$0	\$0	\$0
\$0	\$70,000	\$0	\$0
\$2,280,910	\$2,202,000	\$875,174	\$954,000
<b>\$16,946,787</b>	<b>\$16,545,189</b>	<b>\$7,430,052</b>	<b>\$7,793,806</b>
	\$0		\$0.00
	\$550,000		\$259,000.00
75,000	\$75,000		
45,000	\$45,000		
<b>\$17,066,787</b>	<b>\$17,215,189</b>	<b>\$7,430,052</b>	<b>\$8,052,806</b>

PROJECT COST
<b>SOFT COSTS</b>
FF&E, A/V & Tel/
Design Cost (A&E
Hazardous Materi
Geotech Investiga
Owner's Project M
Owner's Insuranc
Owner's Legal Fe
Building Commis
Utility Company f
Site Survey & We
Project Permitting
Construction Test
Construction HAZ
Reimbursable Exp
Moving / Relocati
Financing / Bond
<b>TOTAL SOFT C</b>
<b>TOTAL HARD</b>
<b>TOTAL PROJ</b>
<b>TOTAL  </b>
<b>2021 PM &amp; C</b>
<b>2021 CHA   B</b>
<b>2020   BOTH</b>
<b>2022   BOTH</b>

# Budget Summary

Norton Town Hall | Norton Senior & Community Support Center  
02.18.21



Norton Town Hall - Norton Senior and Community Center

Budget Summary

Date: 2/2/2021 (rev. 2/10/21)

		Town Hall			Community Center				Subtotal	Total	
		Facility	Construction Budget (June 2022 Start)	Soft Costs Budget	Owner Contingency	Construction Budget (June 2022 Start)	Soft Costs Budget	Owner Contingency	Allowance for Site Purchase	Feasibility Budget	
2021	PM & C	Town Hall	\$17,066,787	\$3,390,788	\$1,534,882				\$1,000,000	\$22,992,457	\$33,385,795
		Senior & Community				\$7,430,052	\$1,446,554	\$666,732	\$850,000	\$10,393,338	
2021	CHA	Town Hall	\$17,215,189	\$3,416,981	\$1,548,064				\$1,000,000	\$23,180,234	\$34,364,828
		Senior & Community				\$8,052,806	\$1,559,584	\$722,204	\$850,000	\$11,184,594	
2021	Budget	Town Hall	\$17,275,000	\$3,415,000	\$1,600,000				\$1,000,000	\$23,290,000	\$34,400,000
		Senior & Community				\$8,035,000	\$1,500,000	\$725,000	\$850,000	\$11,110,000	
			Jan 2022 Start								
2020	Budget	Town Hall	\$17,721,713	\$3,378,553	\$1,586,665				\$1,000,000	\$23,686,931	\$34,451,508
		Senior & Community				\$7,428,557	\$1,447,912	\$1,038,108	\$850,000	\$10,764,577	



**Norton Senior and Community Support Center**  
 New Construction  
 Norton, MA

**MAIN CONSTRUCTION COST SUMMARY**

02-Feb-21

Feasibility Estimate

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
<b>NEW CONSTRUCTION</b>				
	Jun-22			
NEW BUILDING		11,850	\$362.76	\$4,298,765
REMOVE HAZARDOUS MATERIALS				TBD
DEMOLISH EXISTING BUILDINGS		9,000	\$6.00	\$54,000
SITework				\$1,382,036
REMOVE CONTAMINATED SOILS				TBD
SUB-TOTAL		11,850	\$483.95	\$5,734,801
ESCALATION	4.3%			\$246,596
DESIGN AND PRICING CONTINGENCY	10.0%			\$573,480
SUB-TOTAL		11,850	\$553.15	\$6,554,877
GENERAL CONDITIONS/REQUIREMENTS	8.0%			\$524,390
BOND	0.80%			\$52,439
INSURANCE GL/PL	1.25%			\$81,936
PERMIT				Waived
OVERHEAD + PROFIT	3.00%			\$216,409
<b>TOTAL OF ALL CONSTRUCTION</b>		11,850	\$627.01	<b>\$7,430,051</b>



**Norton Senior and Community Support Center**

New Construction

Norton, MA

02-Feb-21

**Feasibility Estimate**

This Feasibility cost estimate was produced from drawings and specifications prepared by DBVW Architects and their design team dated January 5th, 2021. 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, general contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding to pre-qualified general contractors, and pre-qualified 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 CONSIDERED IN THIS ESTIMATE**

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency

<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$221,925</b>		<b>\$221,925</b>
081110 Doors, Frames and Hardware	\$91,415		\$91,415	
083100 Access Doors and Frames	\$2,500		\$2,500	
083323 Overhead Doors	\$7,800		\$7,800	
085200 Wood Windows	\$63,410		\$63,410	
087100 Door Hardware	\$50,300		\$50,300	
088000 Glass and Glazing	\$5,000		\$5,000	
089000 Louvers	\$1,500		\$1,500	
<b>DIV. 9 FINISHES</b>		<b>\$517,953</b>		<b>\$517,953</b>
090002 Tiling	\$41,091		\$41,091	
090003 Acoustical Ceilings	\$56,178		\$56,178	
090005 Resilient Flooring	\$48,901		\$48,901	
090007 Painting	\$87,161		\$87,161	
092900 Gypsum Board Assemblies	\$257,419		\$257,419	
096810 Carpet	\$27,203		\$27,203	
<b>DIV. 10 SPECIALTIES</b>		<b>\$86,948</b>		<b>\$86,948</b>
101100 Visual Display Surfaces	\$7,500		\$7,500	
101200 Display Cases	\$5,000		\$5,000	
101400 Signage	\$14,548		\$14,548	

<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$221,925</b>		<b>\$221,925</b>
081110 Doors, Frames and Hardware	\$91,415		\$91,415	
083100 Access Doors and Frames	\$2,500		\$2,500	
085200 Wood Windows	\$63,410		\$63,410	
087100 Door Hardware	\$50,300		\$50,300	
088000 Glass and Glazing	\$5,000		\$5,000	
089000 Louvers	\$1,500		\$1,500	
<b>DIV. 9 FINISHES</b>		<b>\$517,953</b>		<b>\$517,953</b>
090002 Tiling	\$41,091		\$41,091	
090003 Acoustical Ceilings	\$56,178		\$56,178	
090005 Resilient Flooring	\$48,901		\$48,901	
090007 Painting	\$87,161		\$87,161	
092900 Gypsum Board Assemblies	\$257,419		\$257,419	
096810 Carpet	\$27,203		\$27,203	
<b>DIV. 10 SPECIALTIES</b>		<b>\$86,948</b>		<b>\$86,948</b>
101100 Visual Display Surfaces	\$7,500		\$7,500	
101200 Display Cases	\$5,000		\$5,000	
101400 Signage	\$14,548		\$14,548	
102110 Toilet Compartments	\$9,100		\$9,100	
102600 Wall Protection	\$2,000		\$2,000	
102800 Toilet Accessories	\$14,000		\$14,000	



**Norton Town Hall**  
 New Construction  
 Norton, MA

**MAIN CONSTRUCTION COST SUMMARY**

02-Feb-21

Feasibility Estimate

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
<b>NEW CONSTRUCTION</b>				
	Jun-22			
NEW BUILDING		24,450	\$353.37	\$8,639,940
EXISTING TOWN HALL/FIRE DEPARTMENT				\$301,400
REMOVE HAZARDOUS MATERIALS; ALLOWANCE				\$74,000
DEMOLISH EXISTING TOWN HALL		14,800	\$7.50	\$111,000
SITework				\$3,704,698
REMOVE CONTAMINATED SOILS				TBD
<b>SUB-TOTAL</b>		<b>24,450</b>	<b>\$524.79</b>	<b>\$12,831,038</b>
ESCALATION	4.3%			\$551,735
DESIGN AND PRICING CONTINGENCY	10.0%			\$1,283,104
<b>SUB-TOTAL</b>		<b>24,450</b>	<b>\$599.83</b>	<b>\$14,665,877</b>
GENERAL CONDITIONS/REQUIREMENTS	8.0%			\$1,173,270
BOND	0.80%			\$117,327
INSURANCE GL/PL	1.25%			\$183,323
PERMIT				Waived
PHASING ALLOWANCE	2.00%			\$322,796
OVERHEAD + PROFIT	3.00%			\$484,194
<b>TOTAL OF ALL CONSTRUCTION</b>		<b>24,450</b>	<b>\$693.12</b>	<b>\$16,946,787</b>

**Norton Town Hall**

New Construction

Norton, MA

02-Feb-21

**Feasibility Estimate**

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- All Furnishings, Fixtures and Equipment
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- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency



<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$441,255</b>	<b>\$36,100</b>	<b>\$477,355</b>
081110 Doors, Frames and Hardware	\$127,805			\$127,805
083100 Access Doors and Frames	\$2,500			\$2,500
083323 Overhead Doors				
084413 Aluminum framed entrances	\$65,040		\$36,100	\$101,140
085200 Wood Windows	\$168,810			\$168,810
087100 Door Hardware	\$69,600			\$69,600
088000 Glass and Glazing	\$5,000			\$5,000
089000 Louvers	\$2,500			\$2,500
<b>DIV. 9 FINISHES</b>		<b>\$1,125,335</b>	<b>\$24,275</b>	<b>\$1,149,610</b>
090002 Tiling	\$147,909			\$147,909
090003 Acoustical Ceilings	\$127,966		\$1,480	\$129,446
090005 Resilient Flooring	\$44,623		\$185	\$44,808
090007 Painting	\$91,491		\$4,720	\$96,211
092900 Gypsum Board Assemblies	\$568,816		\$17,150	\$585,966
096810 Carpet	\$94,530		\$740	\$95,270
098413 Acoustical Components	\$50,000			\$50,000
<b>DIV 10 SPECIALTIES</b>		<b>\$83,498</b>		<b>\$83,498</b>
101100 Visual Display Surfaces	\$9,000			\$9,000
101200 Display Cases	\$5,000			\$5,000
101400 Signage	\$40,598			\$40,598

<b>DIV. 8 DOORS &amp; WINDOWS</b>		<b>\$441,255</b>		<b>\$36,100</b>		<b>\$477,355</b>
081110 Doors, Frames and Hardware	\$127,805				\$127,805	
083100 Access Doors and Frames	\$2,500				\$2,500	
083223 Overhead Doors						
085200 Wood Windows	\$168,810				\$168,810	
087100 Door Hardware	\$69,600				\$69,600	
088000 Glass and Glazing	\$5,000				\$5,000	
089000 Louvers	\$2,500				\$2,500	
<b>DIV. 9 FINISHES</b>		<b>\$1,125,335</b>		<b>\$24,275</b>		<b>\$1,149,610</b>
090002 Tiling	\$147,909				\$147,909	
090003 Acoustical Ceilings	\$127,966		\$1,480		\$129,446	
090005 Resilient Flooring	\$44,623		\$185		\$44,808	
090007 Painting	\$91,491		\$4,720		\$96,211	
092900 Gypsum Board Assemblies	\$568,816		\$17,150		\$585,966	
096810 Carpet	\$94,530		\$740		\$95,270	
098413 Acoustical Components	\$50,000				\$50,000	
<b>DIV 10 SPECIALTIES</b>		<b>\$83,498</b>				<b>\$83,498</b>
101100 Visual Display Surfaces	\$9,000				\$9,000	
101200 Display Cases	\$5,000				\$5,000	
101400 Signage	\$40,598				\$40,598	
102110 Toilet Compartments	\$5,600				\$5,600	
102600 Wall Protection	\$1,500				\$1,500	
102800 Toilet Accessories	\$16,800				\$16,800	

## INTRODUCTION

### Project Description:

New construction of Norton Town Hall and Senior and Community Support Center in Norton, MA.

#### *New Town Hall at 78 East Main Street within Town Public Facilities Site*

- Town Hall 2-story building - 25,450gsf
  - concrete foundations, wood framed structure
  - brick and stone base at exterior walls, aluminum clad wood windows, asphalt shingles roofing system
  - interior fit-out, new MEP systems
  - Town Hall interior fit-out program
  - VRF mechanical system

Selective demolition of existing Town Hall Building, minor upgrades to remaining Fire Department program

New circulation roadways and parking, sanitary drains with grinder pump, stormwater management system

#### *New Senior and Community Support Center at 120 Mansfield Ave*

- New Senior and Community Support Center 1-story building - 11,850gsf
  - concrete foundations, wood framed structure
  - fiber cement siding at exterior walls, aluminum clad wood windows, asphalt shingles roofing system
  - senior and community support center interior fit-out program
  - VRF mechanical system
- New circulation roadway and parking, septic tank with wastewater treatment system, stormwater management system

### Project Particulars:

*Design Documents prepared by DBVW Architects, Inc.*

Feasibility Study Presentation dated January 5, 2021

Feasibility Study Project Descriptions dated January 12, 2021

70 Main Street Conceptual Site Plan dated Jan 12 Rev

Modifications to Existing Town Hall Feasibility Study dated December 22, 2020

Site photograph gallery for both sites

Design Team clarifications and supplemental information during estimating production period

Detailed quantity takeoffs where possible from design package documents

CHA Companies, Inc. site visits

CHA Companies, Inc. experience with similar projects of this nature

Discussion and reconciliation with DBVW Architects, Inc. and their Design Team

### Project Assumptions:

Conventional Design/Bid/Build process

The project will be publicly bid

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

The Total Estimated Construction Cost reflects the fair construction value of this project in a competitive

bidding market and includes an escalation allowance to cover the construction duration

Direct trade unit rates include escalation to mid-point of construction duration and prevailing wage labor rates

These unit rates continue to be updated during the design period

## INTRODUCTION

### Project Assumptions:

Construction during normal business hours

No occupancy of New Senior and Community Support Center project zone during construction

New Town Hall project zone is within active public facilities site which will require phasing and site logistic measures

Site and adjacent building(s) will be occupied during entire construction period

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

to Project area. Assumed utilize existing Building as site office

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

Subcontractor's markups have been included in each unit rate. Markups cover the cost of field overhead, home

office, and Subcontractor's profit

Design and Pricing Contingency markup is an allowance for unforeseen design issues, design detail development

and specification clarifications during the design period. This allowance typically reduces during the design

period to more accurately reflect the designed scope of work progress

General Conditions covers supervision, general facilities to support Project, and site office overheads that

are not attributable to the direct trade costs

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

Anticipated start of construction June 2022

Escalation allowance from now to anticipated Bid Date has been carried at a rate of 2½% per year in the

Main Summary. This allowance is adjusted, and typically reduces during the design period, to more accurately

reflect the current bidding climate

### Construction Cost Estimate Exclusions:

Unforeseen Conditions Contingency

Work beyond the boundary of the site

Site or existing condition surveys and investigations

Rock excavation and dewatering

Archeology assessment and fees

Winter conditions

Architectural/Engineering, Designer and other Professional fees, testing, printing, surveying

Owner's administration; legal fees, advertising, permitting, Owner's insurance, administration, interest expense

Owner's site representation and project administration

Project costs; utility company back charges prior to construction, construction of swing space and temporary facilities,

program related phasing, relocation

Audio visual and food service equipment

Owner furnished and installed products, computer networking, desks, chairs, furnishings, equipment, artwork,

loose case goods and other similar items

Third Party testing and commissioning

LEED Commissioning

Building permit fees

Police details and street/sidewalk permits



Norton Town Hall  
 Norton Senior and Community Support Center  
 Norton, MA

**MAIN SUMMARY**

ELEMENT	TOWN HALL 24,450 GSF		NEW CENTER 11,850 GSF	
	TOTAL	COST/SF	TOTAL	COST/SF
<b>Direct Trade Details</b>				
Hazardous Material Abatement	\$70,125	\$2.87	\$12,342	\$1.04
Building Structure Demolition and Enabling Work	\$950,755	\$38.89	\$392,995	\$33.16
New Building	\$8,416,398	\$344.23	\$4,382,395	\$369.82
Modifications to Fire Dept Building (former Town Hall)	\$402,683	\$16.47		
Sitework	\$3,193,228	\$130.60	\$1,422,074	\$120.01
<b>Direct Trade Details SubTotal</b>	<b>\$13,033,188</b>	<b>\$533.05</b>	<b>\$6,209,806</b>	<b>\$524.03</b>
Design and Pricing Contingency	\$1,310,000	\$53.58	\$630,000	\$53.16

ELEMENT	TOWN HALL 24,450 GSF		NEW CENTER 11,850 GSF	
	TOTAL	COST/SF	TOTAL	COST/SF
<b>Direct Trade Cost Total</b>	<b>\$14,343,188</b>	<b>\$586.63</b>	<b>\$6,839,806</b>	<b>\$577.20</b>
General Conditions, Project Requirements, Overhead	\$1,220,000	\$49.90	\$513,000	\$43.29
Temporary parking, shuttle transportation	\$70,000	\$2.86		
Performance and Payment Bonds	\$141,000	\$5.77	\$67,000	\$5.65
General Liability Insurance	\$242,000	\$9.90	\$125,000	\$10.55
Phasing				
Profit	\$529,000	\$21.64	\$249,000	\$21.01
<b>Estimated Construction Cost Total</b>	<b>\$16,545,188</b>	<b>\$676.69</b>	<b>\$7,793,806</b>	<b>\$657.71</b>
Escalation to Start of Construction	\$550,000	\$22.49	\$259,000	\$21.86
<b>Estimated Construction Cost Total at Bid Opening</b>	<b>\$17,095,188</b>	<b>\$699.19</b>	<b>\$8,052,806</b>	<b>\$679.56</b>



Norton Town Hall

**DIRECT TRADE COST SUMMARY**

Norton Senior and Community Support Center

Norton, MA

DESCRIPTION	TOWN HALL 24,450 GSF		NEW CENTER 11,850 GSF	
	COST	COST/GSF	COST	COST/GSF
02-EXISTING CONDITIONS	\$382,421	\$15.64	\$81,116	\$6.85
03-CONCRETE	\$409,588	\$16.75	\$305,368	\$25.77
04-MASONRY	\$952,773	\$38.97		
05-METALS	\$129,328	\$5.29	\$29,615	\$2.50
06-WOOD, PLASTICS AND COMPOSITES	\$1,762,715	\$72.09	\$1,042,302	\$87.96
07-THERMAL AND MOISTURE PROTECTION	\$521,575	\$21.33	\$617,225	\$52.09
08-OPENINGS	\$541,209	\$22.14	\$245,450	\$20.71
09-FINISHES	\$1,128,717	\$46.16	\$504,869	\$42.60
10-SPECIALTIES	\$75,250	\$3.08	\$87,575	\$7.39
11-EQUIPMENT	\$2,100	\$0.09	\$42,100	\$3.55
12-FURNISHINGS	\$21,850	\$0.89	\$12,550	\$1.06
13-SPECIAL CONSTRUCTION	\$230,000	\$9.41		
14-CONVEYING EQUIPMENT	\$120,000	\$4.91		
21-FIRE SUPPRESSION	\$167,025	\$6.83	\$99,375	\$8.39
22-PLUMBING	\$400,654	\$16.39	\$255,899	\$21.59
23-HVAC	\$1,271,400	\$52.00	\$616,200	\$52.00
26-ELECTRICAL	\$1,084,898	\$44.37	\$523,868	\$44.21
31-EARTHWORK	\$638,459	\$26.11	\$324,222	\$27.36
32-EXTERIOR IMPROVEMENTS	\$1,598,052	\$65.36	\$578,088	\$48.78
33-UTILITIES	\$1,595,176	\$65.24	\$843,986	\$71.22
<b>Direct Trade Cost Total</b>	<b>\$13,033,188</b>	<b>\$533.05</b>	<b>\$6,209,806</b>	<b>\$524.03</b>