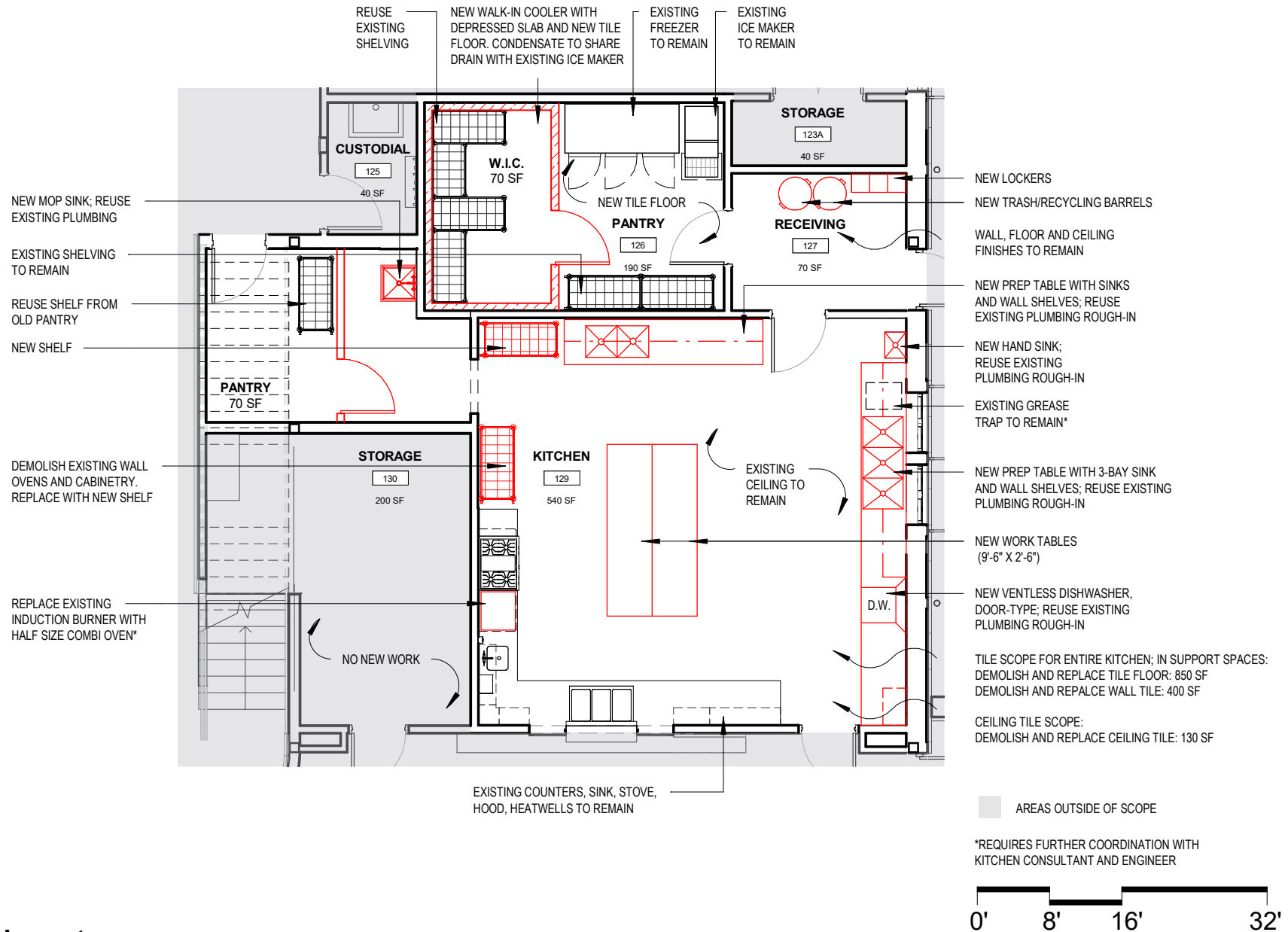


NEEDHAM CENTER AT THE HEIGHTS

NEEDHAM CENTER AT THE HEIGHTS
300 Hillside Avenue, Needham Heights, MA 02494



Kitchen Layout



Bargmann Hendrie + Archetype, Inc. 9 Channel Center Street Boston, MA 02210 Tel: (617) 350-0450 February 2023
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Schematic Design Estimate

Needham Senior Center Kitchen Renovations

Needham, MA

PMC LLC
20 Downer Avenue, Suite 5
Hingham
MA 02043
(ph) 781-740-8007
(f) 781-740-1012

Prepared for:

Bargmann Hendrie + Archetype, Inc.

February 23, 2023



Needham Senior Center
Kitchen Renovations
Needham, MA

23-Feb-23

Schematic Design Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	\$/SF	Estimated Construction Cost
	Fall 2023		
KITCHEN RENOVATION			\$409,055
HAZ MAT REMOVAL			NIC
SUBTOTAL TRADE COSTS			\$409,055
Design and Estimating Contingency	12.0%		\$49,087
Escalation	4.7%		\$19,226
SUBTOTAL			\$477,368
General Conditions/GR's -			\$100,000
Insurances	2.0%		\$11,547
Bond	1.00%		\$4,774
Fee	10.0%		\$59,369
Building Permit			Assume by Owner
TOTAL CONSTRUCTION COSTS			\$653,058

Alternates *(includes mark-ups)*

1 Demolish and renovate existing servicing area	ADD	\$87,480
2 Alternate pantry layout	ADD	\$24,604



Needham Senior Center
Kitchen Renovations
Needham, MA

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Schematic Design Estimate

This Feasibility estimate was produced from drawings prepared by Bargmann Hendrie + Archetype, Inc. dated February 2023. 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 contractor's overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be negotiated pricing 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:

- All professional fees and insurance
- Building Permit costs
- Land acquisition, feasibility, and financing costs
- 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 (e.g. draperies, furniture and equipment)
- Construction or occupancy phasing or off hours' work - except as noted in the estimate



Needham Senior Center
Kitchen Renovations
Needham, MA

Schematic Design Estimate

CONSTRUCTION COST SUMMARY IN CSI FORMAT

	<i>Subtotal</i>	<i>Total</i>
Kitchen Renovation		
DIV. 2 EXISTING CONDITIONS		\$28,676
024100 Selective Demolition	\$28,676	
025000 Haz Mat Removal	N.I.C.	
DIV. 3 CONCRETE		\$5,750
031000 Concrete	\$5,750	
DIV. 4 MASONRY		\$0
042000 Unit Masonry	\$0	
DIV. 5 METALS		\$2,823
055000 Metal Fabrications	\$2,823	
DIV. 6 WOODS, PLASTICS & COMPOSITES		\$4,705
061000 Rough Carpentry	\$1,882	
062000 Finish Carpentry	\$2,823	
DIV. 7 THERMAL & MOISTURE PROTECTION		\$941
070001 Joint Sealants, Waterproofing & Dampproofing	\$941	
DIV. 8 DOORS & WINDOWS		\$2,400
081110 Doors, Frames and Hardware	\$2,400	
DIV. 9 FINISHES		\$63,285
090002 Tile	\$51,630	
090003 Acoustical Tile	\$2,950	
090007 Painting	\$4,705	
090003 Resilient Flooring	\$0	
096800 Carpet	\$0	
092900 GWB Assemblies	\$4,000	
DIV. 10 SPECIALTIES		\$12,200
101100 Visual Display Boards	\$0	
101400 Signage	\$1,000	
102113 Toilet Compartments	\$0	
102600 Wall Protection	\$10,200	
102813 Toilet Accessories	\$0	
104400 Fire Protection Specialties	\$1,000	



Needham Senior Center
Kitchen Renovations
Needham, MA

Schematic Design Estimate

CONSTRUCTION COST SUMMARY IN CSI FORMAT

	<i>Subtotal</i>	<i>Total</i>
Kitchen Renovation		
DIV. 11 EQUIPMENT		\$115,000
114000 Food Service Equipment	\$115,000	
DIV. 12 FURNISHINGS		\$2,500
123000 Casework	\$2,500	
126000 Window Treatments	\$0	
DIV. 13 SPECIAL CONSTRUCTION		\$0
139000 Special Construction	\$0	
DIV. 14 CONVEYING		\$0
142000 Conveying	\$0	
DIV.21 FIRE PROTECTION		\$4,705
210000 Fire Protection	\$4,705	
DIV.22 PLUMBING		\$40,650
220000 Plumbing	\$40,650	
DIV.23 HVAC		\$64,018
230000 HVAC	\$64,018	
DIV.26 ELECTRICAL		\$61,402
260000 Electrical	\$61,402	
DIV.32 EARTHWORK		\$0
320000 Earthwork	\$0	
SUBTOTAL DIRECT (TRADE) COST		\$409,055



Needham Senior Center
Kitchen Renovations
Needham, MA

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Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Kitchen Renovation

Renovation area

Kitchen

941

TOTAL

941 gsf

02 EXISTING CONDITIONS

021500 DEMOLITION

Remove/Chip SOG for depressed slab - walk-in cooler

1

ls

2,500.00

2,500

Demo and remove ceramic tile floor finishes and bases

850

sf

8.00

6,800

Demo and remove ceramic tile wall finishes

400

sf

8.00

3,200

Demo and remove ceiling (tile only)

130

sf

3.00

390

Demo and remove door, frame and hardware

NIC

GWB from one side of ETR framing

100

lf

36.00

3,600

Miscellaneous interior demolition - counters, casework and accessories etc.

941

gsf

2.00

1,882

Remove cut and capped fixtures and fittings

941

gsf

4.00

3,764

Remove existing kitchen equipment

By owner

Temp partition

30

lf

108.00

3,240

Temp door

1

loc

800.00

800

Dust control & protection of existing to remain - allowance

1

ls

2,500.00

2,500

SUBTOTAL

28,676

025000 HAZARDOUS COMPONENTS ABATEMENT

HAZ MAT removal

By Owner

SUBTOTAL

-

TOTAL EXISTING CONDITIONS

\$28,676

03 CONCRETE

031000 CONCRETE

Replace/Patch slab on grade - walk-in cooler

1

ls

1,500.00

1,500

Floor prep - removed tile

850

sf

5.00

4,250

SUBTOTAL

5,750

TOTAL CONCRETE

\$5,750

04 MASONRY

042000 UNIT MASONRY

No scope

SUBTOTAL

-

TOTAL MASONRY

\$0

05 METALS

055000 METAL FABRICATIONS

Misc. metals allowance

941

gsf

3.00

2,823

SUBTOTAL

2,823

TOTAL METALS

\$2,823

06 WOOD & PLASTICS

061000 ROUGH CARPENTRY

Misc. blocking allowance

941

gsf

2.00

1,882

SUBTOTAL

1,882

064020 INTERIOR ARCHITECTURAL WOODWORK

Allowance for miscellaneous finish carpentry patching

941

gsf

3.00

2,823



Needham Senior Center
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Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Kitchen Renovation

57	SUBTOTAL					2,823	
58							
59	TOTAL WOOD & PLASTICS						\$4,705
60							
61	07 THERMAL & MOISTURE PROTECTION						
62							
63	070001 WATERPROOFING, DAMPPROOFING & CAULKING						
64	Sealant allowance	941	gsf	1.00	941		
65	SUBTOTAL					941	
66							
67	TOTAL THERMAL AND MOISTURE PROTECTION						\$941
68							
69	08 DOORS & WINDOWS						
70							
71	081100 DOORS, FRAMES AND HARDWARE						
72	New door/frame/hardware	1	ls	2,400.00	2,400		
73	SUBTOTAL					2,400	
74							
75	TOTAL DOORS AND WINDOWS						\$2,400
76							
77	09 FINISHES						
78							
79	0900002 TILE						
80	Ceramic wall tile	400	sf	40.00	16,000		
81	Quarry floor tile	850	sf	38.00	32,300		
82	Quarry floor tile base	185	lf	18.00	3,330		
83	SUBTOTAL					51,630	
84							
85	0900003 ACOUSTIC CEILING TILE						
86	Acoustic ceiling tile; washable - open/close existing	1	ls	1,000.00	1,000		
87	Acoustic ceiling tile; washable - new	130	sf	15.00	1,950		
88	SUBTOTAL					2,950	
89							
90	090007 PAINTING AND COATING						
91	Prepare, prime and paint new and existing to remain walls and doors allowance	941	gsf	5.00	4,705		
92	SUBTOTAL					4,705	
93							
94	096500 RESILIENT FLOORING					No scope	
95	No work assumed						
96	SUBTOTAL					-	
97							
98	096800 CARPET						
99	Allowance to patch and repair assumed carpet at dinning					NR	
100	SUBTOTAL					-	
101							
102	092900 GYPSUM BOARD ASSEMBLIES						
103	New partition	1	ls	1,000.00	1,000		
104	Open/Close GWB walls, ceilings and soffits allowance	1	ls	3,000.00	3,000		
105	SUBTOTAL					4,000	
106							
107	TOTAL FINISHES						\$63,285
108							
109	10 - SPECIALTIES						
110							
111	101100 VISUAL DISPLAY SURFACES					No scope	
112	SUBTOTAL					-	
113							
114	101400 SIGNAGE						
115	Signage and graphics allowance	1	ls	1,000.00	1,000		



Needham Senior Center
Kitchen Renovations
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Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Kitchen Renovation

116	SUBTOTAL					1,000	
117							
118	102110 TOILET COMPARTMENTS						
119	SUBTOTAL					-	
120							
121	102600 WALL Protection						
122	Stainless steel wall panel (8' high)	120	sf	50.00	6,000		
123	FRP wall panel (8' high)	160	sf	20.00	3,200		
124	Allowance for wall protection	1	ls	1,000.00	1,000		
125	SUBTOTAL					10,200	
126							
127	102800 TOILET ACCESSORIES						
128	No work assumed						
129	SUBTOTAL					-	
130							
131	104400 FIRE PROTECTION SPECIALTIES						
132	Fire extinguisher cabinets	1	ls	1,000.00	1,000		
133	SUBTOTAL					1,000	
134							
135	105113 LOCKERS						
136	Metal lockers - Kitchen	3	ea	220.00	660		
137	SUBTOTAL					660	
138							
139	TOTAL - SPECIALTIES						\$12,860

11 - EQUIPMENT

141							
142							
143	114000 FOOD SEWRVICE EQUIP.						
144	Food service equipment budget per BH+A/Crabtree	1	ls	115,000.00	115,000		
145	SUBTOTAL					115,000	
146							
147	TOTAL - EQUIPMENT						\$115,000

12 - FURNISHINGS

151	123000 CASEWORK						
152	Misc. casework/Remove and install existing shelving	1	ls	2,500.00	2,500		
153	SUBTOTAL					2,500	
154							
155	126000 WINDOW TREATMENTS				Assume ETR		
156	SUBTOTAL					-	
157							
158	TOTAL - FURNISHINGS						\$2,500

21 - FIRE PROTECTION

162	210000 FIRE PROTECTION						
163	Remove and reinstall branch piping and sprinkler heads as required for renovated spaces	941	gsf	5.00	4,705		
164	SUBTOTAL					4,705	
165							
166	TOTAL - FIRE PROTECTION						\$4,705

22 - PLUMBING

170	220000 PLUMBING						
171	Plumbing Fixtures						



Needham Senior Center
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Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Kitchen Renovation

172	Connect to new kitchen equipment	25	ea	800.00	20,000		
173	Replace Gas Shutoff /Ansul System	1	ea		by Owner		
174	Floor drains		ea	1,200.00	ETR		
175	<u>Domestic Water Piping</u>						
176	Extend or repair fixture rough-in piping	1	ls	5,000.00	5,000		
177	<u>Pipe Insulation</u>						
178	Pipe insulation or replace, as required	1	ls	1,500.00	1,500		
179	<u>Sanitary Waste And Vent Pipe</u>						
180	New sanitary underground pipe		lf	130.00	ETR		
181	Extend fixture rough-in piping at fixtures	1	ls	2,500.00	2,500		
182	Grease tank and pump (50 gmp), recessed		ls	15,000.00	ETR		
183	Connect to exiting sanitary system, underground		loc	800.00	ETR		
184	Clean existing sanity pipe allowance	1	ls	4,500.00	4,500		
185	<u>Miscellaneous</u>						
186	Coordination & management	1	ls	5,000.00	5,000		
187	Coring, sleeves & fire stopping	1	ls	500.00	500		
188	Testing and sterilization	1	ls	600.00	600		
189	Fees & permits	1	ls	1,050.00	1,050		
190	SUBTOTAL					40,650	

TOTAL - PLUMBING	\$40,650
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23 HVAC

**230000 HVAC, GENERALLY
Equipment**

198	VRF Heat Pump	1	ea	7,500.00	7,500		
199	VRF Branch Controller	1	ea	4,500.00	4,500		
200	VRF 4-Way Cassette w/ Grill	2	ea	2,800.00	5,600		
201	Kitchen Exhaust Fan KEF-1	1	ea	6,500.00	6,500		
202	Kitchen Makeup Air Fan, MAU-1	1	ea	6,500.00	6,500		
203	<u>Sheet metal & Accessories</u>						
204	Grease Duct, Welded	80	lf	30.00	2,400		
205	Insulation, Fyre Wrap	80	lf	8.00	640		
206	<u>HVAC Piping</u>						
207	<u>Refrigerant Piping</u>						
208	Refrigerant Piping with inline components	240	ea	35.00	8,400		
209	<u>Condensate Drain Piping</u>						
210	Copper pipe type L with fittings & hangers	2	ea	700.00	1,400		
211	<u>Piping Insulation</u>						
212	Piping insulation, Refrigerant	240	lf	13.00	3,120		
213	<u>Temperature Controls (DDC)</u>						
214	Provide and connect new VRF controls to BMS	941	sf	4.50	4,235		
215	<u>Balancing</u>						
216	System testing & balancing	941	sf	3.00	2,823		
217	<u>Miscellaneous</u>						
218	Coordination & management	1	ls	8,000.00	8,000		
219	Coring, sleeves & fire stopping	1	ls	1,000.00	1,000		
220	Testing and sterilization	1	ls	600.00	600		
221	Fees & permits	1	ls	800.00	800		
222	SUBTOTAL					64,018	

TOTAL, HVAC	\$64,018
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26 ELECTRICAL

228	Power:						
229	Modify and make connections at existing gear and distribution	1	ls	5,000.00	5,000		



Needham Senior Center
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Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Kitchen Renovation

231	Equipment Wiring:						
232	MAU feed and connections	1	ea	4,500.00	4,500		
233	VRF/Heat pump feed and connections	1	ea	4,500.00	4,500		
234	VRF/Cassette feed and connections	2	ea	1,200.00	2,400		
235	DDC feed and connections	1	ea	500.00	500		
236							
237	Kitchen equipment Wiring:						
238	Exhaust fan feed and connection	1	ea	1,500.00	1,500		
239	Combi oven (Gas)	1	ea	1,000.00	1,000		
240	Dishwasher feed and connection	2	ea	2,500.00	5,000		
241	20A feed and connections	7	ea	1,000.00	7,000		
242							
243	Lighting:						
244	New Kitchen lighting, installation and circuitry	941	sf	12.00	11,292		
245	Lighting controls	941	sf	2.00	1,882		
246	Branch devices and circuitry not depicted	941	sf	8.00	7,528		
247							
248	Fire Alarm:						
249	Allow for modifications to existing FACP and testing	1	ls	2,500.00	2,500		
250	Devices, modules and cabling	1	ls	2,500.00	2,500		
251							
252	Telecommunications (assumes ETR)				ETR		
253	Security system (assumes ETR)				ETR		
254							
255	Miscellaneous:						
256	Demo and make safe	1	ls	3,500.00	3,500		
257	Fees and permits	1	ls	800.00	800		
258	SUBTOTAL					61,402	
259							
260	TOTAL ELECTRICAL						\$61,402
261							
262	32 - EARTHWORK						
263							
264	320000 EARTHWORK						
265	Allowance to remove and reinstall soils for new grease trap					NR	
266	Allowance for E&B at new sanitary					NR	
267	Allowance for misc. disposal, dewatering, bedding and fill materials					NR	
268	SUBTOTAL					-	
269							
270	TOTAL - EARTHWORK						-
271							



Needham Senior Center
Kitchen Renovations
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Schematic Design Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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ALTERNATES

1 Demolish and renovate existing servicing area

Demolition

Remove wall tile 100 sf 8.00 800

Misc. demo/removals 1 ls 500.00 500

Tile

Install new wall tile 100 sf 40.00 4,000

Equipment

Food service equipment budget per BH+A/Crabtree 1 ls 50,000.00 50,000

Plumbing

Disconnect existing/Connect new equipment 1 ls 7,500.00 7,500

Electrical

Equipment disconnect/connection 1 ls 2,000.00 2,000

Add Alternate #1 - direct costs 64,800

TOTAL - ALTERNATE 1

\$64,800

2 Alternate pantry layout

Demolition

Remove existing single door 1 ls 250.00 250

Create openings for overhead door/new door 1 ls 750.00 750

Misc. Metals

Support for overhead coiling door 1 ls 4,500.00 4,500

Doors

Overhead coiling door w/ counter 1 loc 6,500.00 6,500

Single door/frame/hardware 1 loc 1,975.00 1,975

Painting

Paint affected areas/new door 1 ls 500.00 500

Equipment

Relocate existing freezer 1 ls 2,000.00 2,000

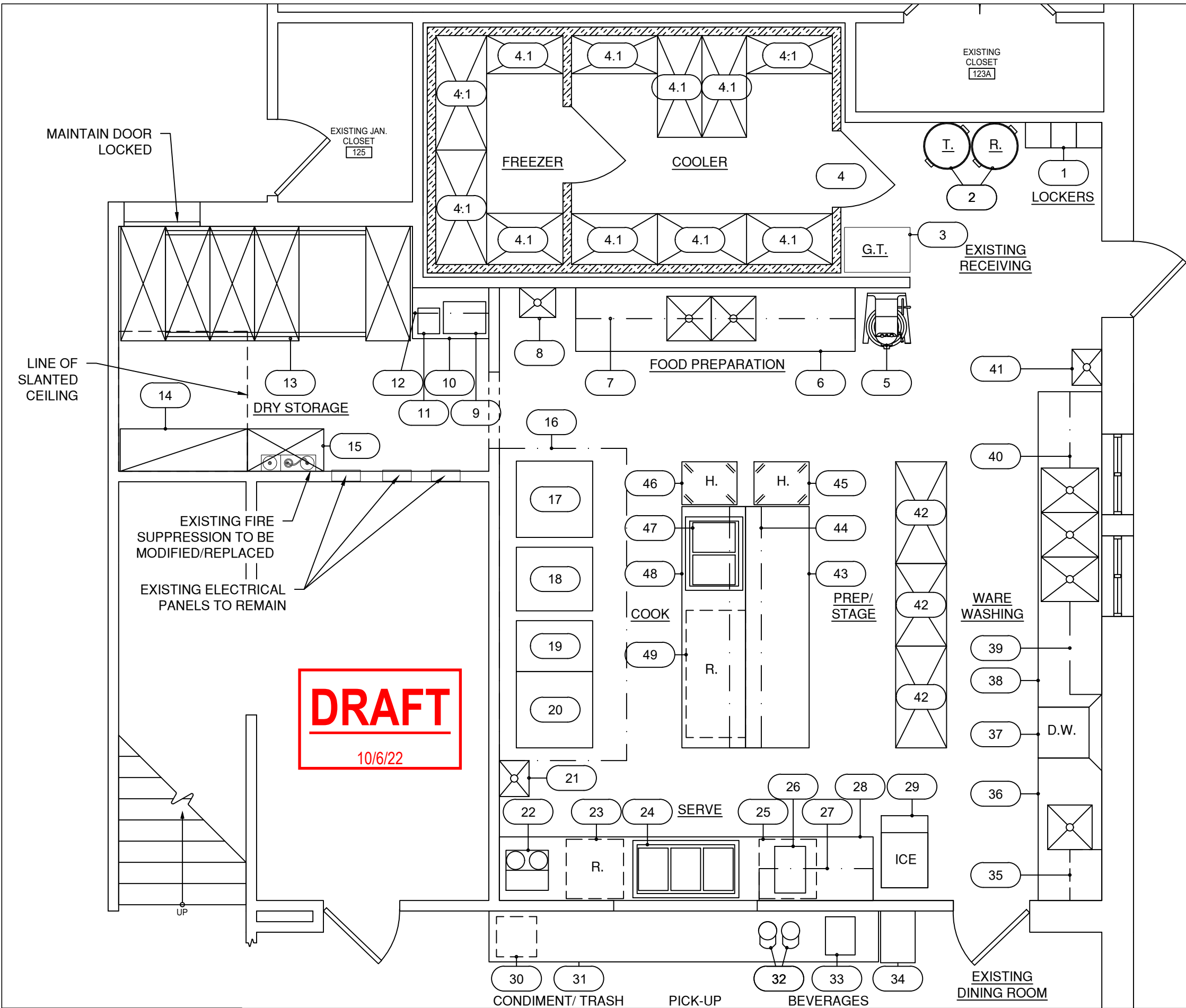
Electrical

Equipment disconnect/connection 1 ls 1,750.00 1,750

Add Alternate #2 - direct costs 18,225

TOTAL - ALTERNATE 2

\$18,225



EQUIPMENT LIST	
ITEM NO.	DESCRIPTION
1	LOCKERS
2	TRASH/RECYCLE
3	GREASE TRAP (BY PLUMBER)
4	WALK-IN COOLER/FREEZER
4.1	WALK-IN SHELVING
5	30 QT. MIXER
6	PREP TABLE W/ SINKS
7	WALL SHELF
8	HAND SINK
9	MICROWAVE OVEN (EMPLOYEE BREAK USE)
10	WORK TABLE
11	COFFEE BREWER (EMPLOYEE BREAK USE)
12	WALL SHELF
13	HIGH-DENSITY DRY STORAGE SHELVING
14	DUNNAGE RACK
15	DRY STORAGE SHELVING
16	EXHAUST HOOD
17	COMBI OVEN (CONVECTION & STEAM) (ELECTRIC)
18	BRAISING PAN/TILT SKILLET (ELECTRIC)
19	24" GRIDDLE (ELECTRIC)
20	6-BURNER RANGE (ELECTRIC)
21	HAND SINK
22	COFFEE BREWER
23	UNDERCOUNTER REFRIGERATOR
24	THREE-WELL HOT/COLD QUICKSWITCH FOOD WELL
25	UNDERCOUNTER HEATED CABINET
26	CONVEYOR TOASTER OVEN
27	WALL SHELF
28	SERVING COUNTER
29	ICE MACHINE W/ BIN
30	TRASH BIN
31	PICK-UP COUNTER (NEW)
32	COFFEE DISPENSERS
33	JUICE DISPENSER
34	WATER/ICE DISPESER
35	GLASS RACK SHELF
36	SOILED DISHTABLE
37	VENTLESS DISHWASHER, DOOR-TYPE
38	CLEAN DISHTABLE W/ POT SINKS
39	WALL SHELF
40	WALL SHELF
41	HAND SINK
42	CLEAN POT/PAN STORAGE SHELVING
43	WORK TABLE
44	OVERSHELF/POT/UTENSIL RACK
45	HEATED CABINET, MOBILE
46	HEATED CABINET, MOBILE
47	TWO-WELL HOT FOOD WELL
48	WORK TABLE
49	UNDERCOUNTER REFRIGERATOR