Conceptual Cost Estimates Report

Needham Town Hall
3# Alternates
Needham, MA

Conceptual Cost Estimates
Update #2

Prepared for:
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		Alternate #1					
		Consolidated		Existing		New	
GFA (sf)		25,443		20,870		4,573	
Element Name		**Cost $**	**$/sf**	**Cost $**	**$/sf**	**Cost $**	**$/sf**
A Substructure		**90,181**	**3.54**	**0**	**0.00**	**90,181**	**19.72**
A10 Foundations		90,181	3.54	0	0.00	90,181	19.72
B Shell		**1,983,173**	**77.95**	**1,365,648**	**65.44**	**617,525**	**135.04**
B10 Superstructure		392,270	15.42	200,000	9.58	192,270	42.04
B20 Exterior Enclosure		1,022,943	40.21	657,568	31.51	365,375	79.90
B30 Roofing		567,960	22.32	508,080	24.34	59,880	13.09
C Interiors		**773,626**	**30.41**	**596,423**	**28.58**	**177,204**	**38.75**
C10 Interior Construction		281,369	11.06	213,918	10.25	67,452	14.75
C20 Stairs		188,230	7.40	142,500	6.83	45,730	10.00
C30 Interior Finishes		304,027	11.95	240,005	11.50	64,022	14.00
D Services		**1,781,926**	**70.04**	**1,377,420**	**66.00**	**404,506**	**88.46**
D10 Conveying Systems		128,131	5.04	20,870	1.00	107,261	23.46
D20 Plumbing		141,640	5.57	73,045	3.50	68,595	15.00
D30 Heating, Ventilating and Air Conditioning		779,587	30.64	646,970	31.00	132,617	29.00
D40 Fire Protection Systems		127,215	5.00	104,350	5.00	22,865	5.00
D50 Electrical Systems		605,353	23.79	532,185	25.50	73,168	16.00
E Equipment and Furnishings		**134,366**	**5.28**	**125,220**	**6.00**	**9,146**	**2.00**
E10 Equipment		46,313	1.82	41,740	2.00	4,573	1.00
E20 Furnishings		88,053	3.46	83,480	4.00	4,573	1.00
F Special Construction and Demolition		**2,333,712**	**91.72**	**2,240,420**	**107.35**	**93,292**	**20.40**
F10 Special Construction		62,610	2.46	62,610	3.00	0	0.00
F20 Selective Demolition		185,252	7.28	166,960	8.00	18,292	4.00
Asbestos Abatement		47,000	1.85	47,000	2.25	0	0.00
Cupola Repair		250,000	9.83	250,000	11.98	0	0.00
Staging for Cupola/Main Building		330,850	13.00	330,850	15.85	0	0.00
Auditorium Restoration		521,000	20.48	521,000	24.96	0	0.00
Selectman's Room Premium Work		107,000	4.21	107,000	5.13	0	0.00
Accessible South Entry		480,000	18.87	480,000	23.00	0	0.00
Green Design, Allow		350,000	13.76	275,000	13.18	75,000	16.40
G Building Sitework		**699,164**	**27.48**	**554,240**	**26.56**	**144,924**	**31.69**
G10 Site Preparation		63,608	2.50	52,175	2.50	11,433	2.50
G20 Site Improvements		299,933	11.79	272,495	13.06	27,438	6.00
G30 Site Civil/Mechanical Utilities		152,658	6.00	125,220	6.00	27,438	6.00
Relocate Storm Drain		55,750	2.19	0	0.00	55,750	12.19
G40 Site Electrical Utilities		76,329	3.00	62,610	3.00	13,719	3.00
G90 Other Site Construction		50,886	2.00	41,740	2.00	9,146	2.00
Sub-Total Construction		**7,796,148**	**306.42**	**6,259,371**	**299.92**	**1,536,777**	**336.05**
General Requirements	12.00%	935,538	36.77	751,124	35.99	184,413	40.33
Escalation to mid point of construction 4Q2010	19.10%	1,667,752	65.55	1,339,005	64.16	328,747	71.89
Building Permit Fee	0.00%	0	0.00	0	0.00	0	0.00
Design Contingency	13.00%	1,351,927	53.14	1,085,435	52.01	266,492	58.28
Construction Contingency		564,404	22.18	471,747	22.60	92,657	20.26
Total Construction Cost		**12,315,768**	**484.05**	**9,906,681**	**474.69**	**2,409,087**	**526.81**

		Alternate #2					
		Consolidated		Existing		New	
GFA (sf)		24,827		20,870		3,957	
Element Name		**Cost $**	**$/sf**	**Cost $**	**$/sf**	**Cost $**	**$/sf**
A Substructure		**220,000**	**8.86**	**0**	**0.00**	**220,000**	**55.60**
A10 Foundations		220,000	8.86	0	0.00	220,000	55.60
B Shell		**2,221,233**	**89.47**	**1,636,668**	**78.42**	**584,565**	**147.73**
B10 Superstructure		1,055,585	42.52	471,020	22.57	584,565	147.73
B20 Exterior Enclosure		657,568	26.49	657,568	31.51	0	0.00
B30 Roofing		508,080	20.46	508,080	24.34	0	0.00
C Interiors		**682,487**	**27.49**	**596,423**	**28.58**	**86,065**	**21.75**
C10 Interior Construction		254,477	10.25	213,918	10.25	40,559	10.25
C20 Stairs		142,500	5.74	142,500	6.83	0	0.00
C30 Interior Finishes		285,511	11.50	240,005	11.50	45,506	11.50
D Services		**1,761,145**	**70.94**	**1,523,725**	**73.01**	**237,420**	**60.00**
D10 Conveying Systems		115,000	4.63	115,000	5.51	0	0.00
D20 Plumbing		148,962	6.00	125,220	6.00	23,742	6.00
D30 Heating, Ventilating and Air Conditioning		769,637	31.00	646,970	31.00	122,667	31.00
D40 Fire Protection Systems		124,135	5.00	104,350	5.00	19,785	5.00
D50 Electrical Systems		603,411	24.30	532,185	25.50	71,226	18.00
E Equipment and Furnishings		**148,962**	**6.00**	**125,220**	**6.00**	**23,742**	**6.00**
E10 Equipment		49,654	2.00	41,740	2.00	7,914	2.00
E20 Furnishings		99,308	4.00	83,480	4.00	15,828	4.00
F Special Construction and Demolition		**2,297,166**	**92.53**	**2,190,510**	**104.96**	**106,656**	**26.95**
F10 Special Construction		62,610	2.52	62,610	3.00	0	0.00
F20 Selective Demolition		344,706	13.88	313,050	15.00	31,656	8.00
Asbestos Abatement		47,000	1.89	47,000	2.25	0	0.00
Underpinning for Elevator Hoistway		145,000	5.84	145,000	6.95	0	0.00
Cupola Repair		250,000	10.07	250,000	11.98	0	0.00
Staging for Cupola/Main Building		330,850	13.33	330,850	15.85	0	0.00
Elevator Hoistway & Reframing		180,000	7.25	180,000	8.62	0	0.00
Auditorium Restoration		0	0.00	0	0.00	0	0.00
Selectman's Room Premium Work		107,000	4.31	107,000	5.13	0	0.00
Accessible South Entry		480,000	19.33	480,000	23.00	0	0.00
Green Design, Allow		350,000	14.10	275,000	13.18	75,000	18.95
G Building Sitework		**637,195**	**25.67**	**560,033**	**26.83**	**77,162**	**19.50**
G10 Site Preparation		62,068	2.50	52,175	2.50	9,893	2.50
G20 Site Improvements		302,030	12.17	278,288	13.33	23,742	6.00
G30 Site Civil/Mechanical Utilities		148,962	6.00	125,220	6.00	23,742	6.00
G40 Site Electrical Utilities		74,481	3.00	62,610	3.00	11,871	3.00
G90 Other Site Construction		49,654	2.00	41,740	2.00	7,914	2.00
Sub-Total Construction		**7,968,188**	**320.95**	**6,632,579**	**317.80**	**1,335,609**	**337.53**
General Requirements	12.00%	956,183	38.51	795,909	38.14	160,273	40.50
Escalation to mid point of construction 4Q2010	19.10%	1,704,555	68.66	1,418,841	67.98	285,714	72.20
Building Permit Fee	0.00%	0	0.00	0	0.00	0	0.00
Design Contingency	13.00%	1,381,760	55.66	1,150,153	55.11	231,607	58.53
Construction Contingency		701,194	28.24	499,874	23.95	201,320	50.88
Total Construction Cost		**12,711,880**	**512.02**	**10,497,356**	**502.99**	**2,214,524**	**559.65**

		Alternate #3					
		Consolidated		Existing		New	
GFA (sf)		39,845		20,870		18,975	
Element Name		**Cost $**	**$/sf**	**Cost $**	**$/sf**	**Cost $**	**$/sf**
A Substructure		**222,963**	**5.60**	**0**	**0.00**	**222,963**	**11.75**
A10 Foundations		222,963	5.60	0	0.00	222,963	11.75
B Shell		**3,061,640**	**76.84**	**1,365,648**	**65.44**	**1,695,992**	**89.38**
B10 Superstructure		950,282	23.85	200,000	9.58	750,282	39.54
B20 Exterior Enclosure		1,407,918	35.33	657,568	31.51	750,350	39.54
B30 Roofing		703,440	17.65	508,080	24.34	195,360	10.30
C Interiors		**1,070,798**	**26.87**	**596,423**	**28.58**	**474,375**	**25.00**
C10 Interior Construction		413,155	10.37	213,918	10.25	199,238	10.50
C20 Stairs		189,938	4.77	142,500	6.83	47,438	2.50
C30 Interior Finishes		467,705	11.74	240,005	11.50	227,700	12.00
D Services		**2,487,987**	**62.44**	**1,351,333**	**64.75**	**1,136,655**	**59.90**
D10 Conveying Systems		128,131	3.22	20,870	1.00	107,261	5.65
D20 Plumbing		196,383	4.93	73,045	3.50	123,338	6.50
D30 Heating, Ventilating and Air Conditioning		1,140,320	28.62	646,970	31.00	493,350	26.00
D40 Fire Protection Systems		189,264	4.75	99,133	4.75	90,131	4.75
D50 Electrical Systems		833,890	20.93	511,315	24.50	322,575	17.00
E Equipment and Furnishings		**182,145**	**4.57**	**125,220**	**6.00**	**56,925**	**3.00**
E10 Equipment		60,715	1.52	41,740	2.00	18,975	1.00
E20 Furnishings		121,430	3.05	83,480	4.00	37,950	2.00
F Special Construction and Demolition		**2,597,355**	**65.19**	**2,290,420**	**109.75**	**306,935**	**16.18**
F10 Special Construction		62,610	1.57	62,610	3.00	0	0.00
F20 Selective Demolition		195,423	4.90	166,960	8.00	28,463	1.50
Asbestos Abatement		47,000	1.18	47,000	2.25	0	0.00
Cupola Repair		250,000	6.27	250,000	11.98	0	0.00
Staging for Cupola/Main Building		330,850	8.30	330,850	15.85	0	0.00
Auditorium Restoration		521,000	13.08	521,000	24.96	0	0.00
Selectman's Room Premium Work		107,000	2.69	107,000	5.13	0	0.00
Replace Existing 2000 Gallon Oil Tank		28,472	0.71	0	0.00	28,472	1.50
Accessible South Entry		480,000	12.05	480,000	23.00	0	0.00
Green Design, Allow		575,000	14.43	325,000	15.57	250,000	13.18
G Building Sitework		**758,869**	**19.05**	**513,369**	**24.60**	**245,500**	**12.94**
G10 Site Preparation		79,690	2.00	41,740	2.00	37,950	2.00
G20 Site Improvements		289,497	7.27	242,059	11.60	47,438	2.50
G30 Site Civil/Mechanical Utilities		182,145	4.57	125,220	6.00	56,925	3.00
Relocate Storm Drain		55,750	1.40	0	0.00	55,750	2.94
G40 Site Electrical Utilities		91,073	2.29	62,610	3.00	28,463	1.50
G90 Other Site Construction		60,715	1.52	41,740	2.00	18,975	1.00
Sub-Total Construction		**10,381,756**	**260.55**	**6,242,412**	**299.11**	**4,139,344**	**218.15**
General Requirements	14.00%	1,453,446	36.48	873,938	41.88	579,508	30.54
Escalation to mid point of construction 4Q2010	19.10%	2,260,524	56.73	1,359,223	65.13	901,301	47.50
Building Permit Fee	0.00%	0	0.00	0	0.00	0	0.00
Design Contingency	13.00%	1,832,444	45.99	1,101,824	52.79	730,620	38.50
Construction Contingency		732,901	18.39	478,870	22.95	254,031	13.39
Total Construction Cost		**16,661,071**	**418.15**	**10,056,267**	**481.85**	**6,604,804**	**348.08**

Notes

1. Brief project description:-
   - Three Alternates to renoave and/or add to existing facility.

2. The estimate is based on the following:-
   - Prevailing wage labor rates.
   - General Contractor type project.
   - Receipt of 5# bona fide bids.
   - Building will be vacated by the owner during the contruction work.
   - Bid date 4Q2009 with construction start January 2010.
   - Construction periods:-
     Alternate #1 : 18 months
     Alternate #2 : 18 months
     Alternate #3 : 21 months

3. The gross floor is based on the following:-
   - Measurement is taken to the outside face of the exterior wall, measured through all stair wells, elevator shafts and ducts.

4. Story heights:-
   - Varies

5. General Requirements are priced as a %s on the Summary Page.

7. Escalation is included to the following mid points of construction at 6%/annum compounded:-
   Alternate #1 : 4Q2010
   Alternate #2 : 4Q2010
   Alternate #3 : 4Q2010

8. Design contingency is an allowance for future design modifications/additions, which alter the cost of the building as the design progresses, this percentage reduces as the design develops. It is based on a percentage of the sum of Sub-Total Construction, General Requirements and Escalation. For this level of estimate the following has been included:-
   - 13.00%

9. Construction contingency is an allowance for scope/design modifications made by the owner during construction and also for any unforeseen circumstances. It is based on a percentage of the sum of Sub-Total Construction, General Requirements, Escalation and Estimating Contingency. The following has been included:-
   - 5.00% for Existing Construction.
   - 4.00% for New Construction.
   - 10.00% for New Structure within Existing Building.

10. This estimate has been prepared from the following design information:-
    - Floor and Site Plans for each Alternate dated December 4, 2007.
    - Email from MKA dated December 26, 2007 with allowances to be included.
    - Meeting and telephone conversations with MKA.

Notes (Cont'd)

11. The estimate includes the following:-
    - Performance bond (part of General Requirements).
    - Abatement of hazardous materials.
    - Fixed furniture, fittings and equipment normally included with construction contract.
    - Tel/data cabling & associated equipment.
    - Security cabling and equipment.
    - Audio visual cabling and equipment.
    - Standby generator.

12. The estimate excludes the following:-
    - Building permit fee.
    - Owner's contingency.
    - Utility company backcharges.
    - Design consultant's fees.
    - Removal of ground water during foundation, etc work.
    - Excavation in rock during foundation, etc work.
    - Loose furniture, fittings and equipment.
    - Telephones.
    - Fire pump.
    Telephones.

13. Allowances:-
    - Estimate is based on allowances at this stage of the project.

14. Assumptions:-
    - Flat roofs to additions.

15. Estimates by other firms:-
    - None.

Gross Floor Areas

Alternate #1	GFA (sf)			Exterior Perimeter (lf)	
	Consolidated	Existing	New	Existing	New
Lower Floor	7,607	6,293	1,314	300	110
1st Floor	7,262	5,948	1,314	323	110
2nd Floor	7,607	6,293	1,314	300	110
Balcony Floor	2,967	2,336	631	300	104
	25,443	**20,870**	**4,573**		

Alternate #2	GFA (sf)			Exterior Perimeter (lf)	
	Consolidated	Existing	New	Existing	New
Lower Floor	6,293	6,293	0	330	0
1st Floor	5,948	5,948	0	364	0
2nd Floor	6,293	6,293	0	341	0
3rd Floor	6,293	2,336	3,957	341	0
	24,827	**20,870**	**3,957**		

Alternate #3	GFA (sf)			Exterior Perimeter (lf)	
	Consolidated	Existing	New	Existing	New
Lower Floor	12,525	6,293	6,232	235	228
1st Floor	12,004	5,948	6,056	259	228
2nd Floor	12,349	6,293	6,056	236	228
Balcony Floor	2,967	2,336	631	236	170
	39,845	**20,870**	**18,975**		