Needham Town Hall
Needham, MA

Conceptual Cost Estimate
Alternate #4

Prepared for:
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Somerville, MA

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		Alternate #4							
		Consolidated		Existing		New (Alt #1)		New (Alt #4)	
GFA (sf)		33,963		20,870		4,573		8,520	
Element Name		**Cost $**	**$/sf**	**Cost $**	**$/sf**	**Cost $**	**$/sf**	**Cost $**	**$/sf**
A Substructure		**218,788**	**6.44**	**0**	**0.00**	**90,181**	**19.72**	**128,607**	**15.09**
A10 Foundations		218,788	6.44	0	0.00	90,181	19.72	128,607	15.09
B Shell		**2,738,732**	**80.64**	**1,365,648**	**65.44**	**617,525**	**135.04**	**755,559**	**88.68**
B10 Superstructure		752,959	22.17	200,000	9.58	192,270	42.04	360,689	42.33
B20 Exterior Enclosure		1,315,573	38.74	657,568	31.51	365,375	79.90	292,630	34.35
B30 Roofing		670,200	19.73	508,080	24.34	59,880	13.09	102,240	12.00
C Interiors		**995,146**	**29.30**	**596,423**	**28.58**	**177,204**	**38.75**	**221,520**	**26.00**
C10 Interior Construction		375,089	11.04	213,918	10.25	67,452	14.75	93,720	11.00
C20 Stairs		222,310	6.55	142,500	6.83	45,730	10.00	34,080	4.00
C30 Interior Finishes		397,747	11.71	240,005	11.50	64,022	14.00	93,720	11.00
D Services		**2,165,326**	**63.76**	**1,377,420**	**66.00**	**404,506**	**88.46**	**383,400**	**45.00**
D10 Conveying Systems		128,131	3.77	20,870	1.00	107,261	23.46	0	0.00
D20 Plumbing		192,760	5.68	73,045	3.50	68,595	15.00	51,120	6.00
D30 Heating, Ventilating and Air Conditioning		967,027	28.47	646,970	31.00	132,617	29.00	187,440	22.00
D40 Fire Protection Systems		169,815	5.00	104,350	5.00	22,865	5.00	42,600	5.00
D50 Electrical Systems		707,593	20.83	532,185	25.50	73,168	16.00	102,240	12.00
E Equipment and Furnishings		**151,406**	**4.46**	**125,220**	**6.00**	**9,146**	**2.00**	**17,040**	**2.00**
E10 Equipment		54,833	1.61	41,740	2.00	4,573	1.00	8,520	1.00
E20 Furnishings		96,573	2.84	83,480	4.00	4,573	1.00	8,520	1.00
F Special Construction and Demolition		**2,395,012**	**70.52**	**2,240,420**	**107.35**	**93,292**	**20.40**	**61,300**	**7.19**
F10 Special Construction		62,610	1.84	62,610	3.00	0	0.00	0	0.00
F20 Selective Demolition		206,552	6.08	166,960	8.00	18,292	4.00	21,300	2.50
Asbestos Abatement		47,000	1.38	47,000	2.25	0	0.00	0	0.00
Cupola Repair		250,000	7.36	250,000	11.98	0	0.00	0	0.00
Staging for Cupola/Main Building		330,850	9.74	330,850	15.85	0	0.00	0	0.00
Auditorium Restoration		521,000	15.34	521,000	24.96	0	0.00	0	0.00
Selectman's Room Premium Work		107,000	3.15	107,000	5.13	0	0.00	0	0.00
Accessible South Entry		480,000	14.13	480,000	23.00	0	0.00	0	0.00
Green Design, Allow		390,000	11.48	275,000	13.18	75,000	16.40	40,000	4.69
G Building Sitework		**767,324**	**22.59**	**554,240**	**26.56**	**144,924**	**31.69**	**68,160**	**8.00**
G10 Site Preparation		72,128	2.12	52,175	2.50	11,433	2.50	8,520	1.00
G20 Site Improvements		321,233	9.46	272,495	13.06	27,438	6.00	21,300	2.50
G30 Site Civil/Mechanical Utilities		169,698	5.00	125,220	6.00	27,438	6.00	17,040	2.00
Relocate Storm Drain		55,750	1.64	0	0.00	55,750	12.19	0	0.00
G40 Site Electrical Utilities		89,109	2.62	62,610	3.00	13,719	3.00	12,780	1.50
G90 Other Site Construction		59,406	1.75	41,740	2.00	9,146	2.00	8,520	1.00
Sub-Total Construction		**9,431,734**	**277.71**	**6,259,371**	**299.92**	**1,536,777**	**336.05**	**1,635,586**	**191.97**
General Requirements	12.00%	1,131,808	33.32	751,124	35.99	184,413	40.33	196,270	23.04
Escalation to mid point of construction 4Q2010	19.10%	2,017,636	59.41	1,339,005	64.16	328,747	71.89	349,885	41.07
Building Permit Fee	0.00%	0	0.00	0	0.00	0	0.00	0	0.00
Design Contingency	13.00%	1,635,553	48.16	1,085,435	52.01	266,492	58.28	283,626	33.29
Construction Contingency		663,019	19.52	471,747	22.60	92,657	20.26	98,615	11.57
Total Construction Cost		**14,879,750**	**438.12**	**9,906,681**	**474.69**	**2,409,087**	**526.81**	**2,563,982**	**300.94**

Notes

1. Brief project description:-
   - Renovations and addition 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 period of 18 months.
   - Pricing based on 4Q2007 with Escalation added separately on Summary page.

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 % on the Summary Page.

7. Escalation is included to the mid point of construction (4Q2010) at 6%/annum compounded.

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. 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.
    - Meetings 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 #4	**GFA (sf)**				**Exterior Perimeter (lf)**	
	Consolidated	**Existing**	**New (Alt #1)**	**New (Alt #4)**	**Existing**	**New (Alt #s 1 & 4)**
Lower Floor	9,737	6,293	1,314	2,130	229	180
1st Floor	9,392	5,948	1,314	2,130	252	180
2nd Floor	9,737	6,293	1,314	2,130	229	180
Balcony Floor	2,967	2,336	631	0	229	0
MEP/Storage/Rooftop Chiller	2,130	0	0	2,130	0	180
	33,963	**20,870**	**4,573**	**8,520**		