



Feasibility Study

Norwell Town Hall

Norwell, MA

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Prepared for:

Forte Architecture + Design

July 31, 2019



Norwell Town Hall
Norwell, MA

31-Jul-19

Feasibility Study

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Interior Floor Area	\$/sf	Estimated Construction Cost
PHASE 1				
	Aug-21			
RENOVATION/LOBBY ADDITION		10,085	\$352.14	\$3,551,356
SUB-TOTAL		10,085	\$352.14	\$3,551,356
ESCALATION TO START OF CONSTRUCTION (August 2021)	8.00%			\$284,108
DESIGN AND PRICING CONTINGENCY	15%			\$532,703
SUB-TOTAL		10,085	\$433.14	\$4,368,167
GENERAL CONDITIONS/GENERAL REQUIREMENTS	8.0%			\$349,453
BONDS	1.25%			\$54,602
INSURANCE	1.40%			\$61,154
BUILDING PERMIT				waived
PROFIT	5.0%			\$218,408
TOTAL OF ALL CONSTRUCTION PHASE 1		10,085	\$500.92	\$5,051,784
ALTERNATE FAÇADE	ADD			\$232,715
PHASE 2				
	Aug-23			
RENOVATION		7,118	\$247.31	\$1,760,379
SUB-TOTAL		7,118	\$247.31	\$1,760,379
ESCALATION TO START OF CONSTRUCTION (August 2023)	16.00%			\$281,661
DESIGN AND PRICING CONTINGENCY	15%			\$264,057
SUB-TOTAL		7,118	\$323.98	\$2,306,097
GENERAL CONDITIONS/GENERAL REQUIREMENTS	8.0%			\$184,488
BONDS	1.25%			\$28,826
INSURANCE	1.40%			\$32,285
BUILDING PERMIT				waived
PROFIT	5.0%			\$115,305
TOTAL OF ALL CONSTRUCTION PHASE 2		7,118	\$374.68	\$2,667,001



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MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
PHASE 3	Aug-24			
RENOVATION		7,118	\$180.56	\$1,285,254
SUB-TOTAL		7,118	\$180.56	\$1,285,254
ESCALATION TO START OF CONSTRUCTION (August 2024)	20.00%			\$257,051
DESIGN AND PRICING CONTINGENCY	15%			\$192,788
SUB-TOTAL		7,118	\$243.76	\$1,735,093
GENERAL CONDITIONS/GENERAL REQUIREMENTS	8.0%			\$138,807
BONDS	1.25%			\$21,689
INSURANCE	1.40%			\$24,291
BUILDING PERMIT				waived
PROFIT	5.0%			\$86,755
TOTAL OF ALL CONSTRUCTION PHASE 3		7,118	\$281.91	\$2,006,635

PHASE 4	Aug-25			
RENOVATION		4,821	\$171.03	\$824,524
SUB-TOTAL		4,821	\$171.03	\$824,524
ESCALATION TO START OF CONSTRUCTION (August 2025)	24.00%			\$197,886
DESIGN AND PRICING CONTINGENCY	15%			\$123,679
SUB-TOTAL		4,821	\$237.73	\$1,146,089
GENERAL CONDITIONS/GENERAL REQUIREMENTS, MULTIPLE PHASES	12.0%			\$137,531
BONDS	1.25%			\$14,326
INSURANCE	1.40%			\$16,045
BUILDING PERMIT				waived
PROFIT	5.0%			\$57,304
TOTAL OF ALL CONSTRUCTION PHASE 4		4,821	\$284.44	\$1,371,295



Feasibility Study

This Feasibility Design cost estimate was produced from drawings, narratives and other documentation prepared by Forte Architecture + Design and their design team received July 2019. 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 profits, fee and design contingency. Cost escalation assumes start dates indicated.

It is anticipated that the project will be an occupied phased construction, with each Phase of work to be performed under separate Work contracts, in either immediate succession from the previous Phase, or after an undetermined time pending approval of funding. .

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

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 (except as noted in this estimate)
- 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
- Contaminated soils removal



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29,142

CONSTRUCTION COST SUMMARY

	PHASE 1	PHASE 2	PHASE 3	PHASE 4
2 DEMOLITION	\$369,017	\$274,340	\$257,124	\$160,625
3 SITEWORK	\$400,380	\$77,195	\$89,965	\$0
4 CONCRETE/MASONRY	\$287,305	\$25,000	\$15,000	\$16,500
5 METALS	\$285,425	\$13,000	\$0	\$0
6 WOODS/PLASTICS	\$29,520	\$33,300	\$11,600	\$21,000
7 THERMAL MOISTURE PROTECTION	\$122,100	\$254,790	\$31,570	\$22,000
8 WINDOWS AND DOORS	\$518,300	\$207,275	\$139,600	\$125,000
9 FINISHES	\$457,266	\$395,612	\$298,278	\$196,664
10 SPECIALTIES	\$26,900	\$45,700	\$4,950	\$2,700
11 APPLIANCES/EQUIPMENT	\$0	\$0	\$0	\$0
12 FURNISHINGS	\$0	\$0	\$0	\$0
13 SPECIAL CONSTRUCTION	\$0	\$0	\$0	\$0
14 CONVEYING SYSTEMS	\$265,000	\$0	\$0	\$0
15 M/P/FP	\$664,208	\$341,633	\$344,633	\$216,862
16 ELECTRICAL	\$125,935	\$92,534	\$92,534	\$63,173

TOTAL DIRECT COST (Trade Costs)

\$3,551,356 \$1,760,379 \$1,285,254 \$824,524



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 1							
27	3.5 New parking areas and drive aisles as illustrated including paving and striping. Assume asphalt curbing.	14,200	sf	6.00	85,200		
28	3.6 Concrete walkways as illustrated; allow 5' wide.	2,750	sf	15.00	41,250		
29	3.7 Plantings at new parking areas as illustrated; loam & seeding in other disturbed areas.	1	ls	20,000.00	20,000		
30	3.8 Provide (4) exterior light poles and footings. Assume LED; 18' high. Consider solar-powered in lieu of trenching to the building for power supply.	4	ea	3,900.00	15,600		
31	3.9 Free-standing illuminated sign. 2-sided; constructed of materials to match exterior materials of new addition/ as illustrated. Metal letters/ town logo integrally illuminated with edge-lit acrylic ('halo effect'). See also 'Specialties', Allowance	1	ls	30,000.00	30,000		
32	3.10 New flag pole; commercial grade anodized aluminum; ground mounted; allow 30' high. Flags to be furnished by Others/ Owner.	1	ls	5,000.00	5,000		
33	3.11 Site furnishings by Others/ Owner.					NIC	
34	SUBTOTAL						400,380
35							
36	4 CONCRETE/MASONRY						
37							
38	4.1 Poured-in-place reinforced concrete foundation walls, footings and elevator pit for new lobby/ elevator addition. Assume standard spread footings; no atypical subsurface conditions.	1	ls	76,000.00	76,000		
39	4.2 Concrete slabs at new elevator lobbies Levels 2 and 3 (over metal deck); slab-on-grade at Level 1/ Entry Level.	1,515	sf	15.00	22,725		
40	4.3 Concrete for metal pan stairs at lobby entrance level to Levels 1 and 2.	2	flt	2,500.00	5,000		
41	4.4 Assume reinforced CMU elevator shaft; 3.5 Levels with brick veneer all sides, including interior exposed surfaces	1,512	sf	90.00	136,080		
42	4.5 Minor crack repair of existing pre-cast concrete/ stone masonry sills; allow for 10% of sill area/ sills within the Limit of Work Area(s).	1	ls	20,000.00	20,000		
43	4.6 Infill existing openings where unit ventilators are to be removed using like materials (brick veneer) to match existing. 'Tooth-in' new masonry to existing.	1	ls	25,000.00	25,000		
44	4.7 Spot point/ patch of brick/ brick masonry only at areas immediately adjacent to repairs or infill work and as required.	5	loc	500.00	2,500		
45	4.8 (Alternate Scope of Work – South Facade Improvements): Concrete slab at South Facade Improvements (assume 4' x 32').					ALTERNATE	
46	SUBTOTAL						287,305
47							
48	5 METALS						
49							
50	5.1 Structural steel for new elevator lobby structure. Assume composite metal decking over square tube steel columns with standard wide-flange horizontal members.	1	ls	85,425.00	85,425		



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 1							
51	5.2 Sub-structural steel to include supports/ attachments for lobby glazing system; steel stringers/ metal pan stairs; steel railings and guardrails.	1	ls	150,000.00	150,000		
52	5.3 Exterior canopy and supports; galvanized painted steel. C-channel or square tubular shapes	1	ls	50,000.00	50,000		
53	5.4 (Alternate Scope of Work – South Facade Improvements): Structural steel for +/- 4' cantilever; approximate 32' length. Assume composite metal decking over standard wide-flange horizontal members; vertical TS columns/ intermediate support as required. Sub-structural steel to include light or heavy gauge metal stud framing systems for new exterior wall construction, and at infill exterior walls required for new fenestration as illustrated.					ALTERNATE	
54	SUBTOTAL						285,425
55	6 WOODS/PLASTICS						
56	6 WOODS/PLASTICS						
57	6 WOODS/PLASTICS						
58	6.1 Rough framing/ lumber to include support/ framing for rooftop mechanical equipment and miscellaneous concealed blocking/ supports.	1	ls	10,000.00	10,000		
59	6.2 Architectural millwork to include the following:						
60	A. Public counters where indicated. Fixed 3/4" wood veneer panels with hardwood edgeband mounted on metal or wood stud back-up; 1.25" thick solid surface or quartz countertops.	30	lf	300.00	9,000		
61	B. Custom grade wood base cabinets with solid wood top (allow 14 LF at Selectmen's Office).	14	lf	500.00	7,000		
62	C. Desktop and supports: 3/4" plastic laminated plywood with 1.5" hardwood edgeband supported with metal wall brackets and end cleats. Allow 8 LF at Selectmen's Office	8	lf	200.00	1,600		
63	D. Storage shelving. Heavy duty metal standards and brackets at 4'-0" O.C.; (4) shelves; 3/4" plywood with plastic laminate veneer and PVC edgeband. Allow 24 LF total for Level 3.	24	lf	80.00	1,920		
64	SUBTOTAL						29,520
65	7 THERMAL MOISTURE PROTECTION						
66	7 THERMAL MOISTURE PROTECTION						
67	7 THERMAL MOISTURE PROTECTION						
68	7.1 Wall Insulation: Provide closed cell spray foam; allow 2.0" thickness/ R-11.4 minimum on the inside face of all existing exterior walls; thickness to achieve R-20 at infill exterior walls, or at new construction locations.	5,420	sf	5.00	27,100		
69	7.2 Roof insulation (at new addition) – see below under 'Roof'.					incl	
70	7.3 Allow for sound attenuation at all interior partitions at offices, meeting rooms and toilets.					incl	
71	7.4 Damp proofing. Provide damp proofing at new exterior foundation walls at below-grade locations and surrounding elevator pit.					incl	
72	7.5 Air/ moisture barrier: Provide and install air/moisture barrier (weather-resistive barrier) at all new exterior wall locations using any acceptable material in conformance with Code.					incl	

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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 1							
73	7.6 Sealants/ Caulking: Provide sealants and caulking of joints at dissimilar materials or elsewhere as required for the prevention of the passage of air, moisture and sound, and to eliminate cracks and crevices.	1	ls	20,000.00	20,000		
74	7.7 Patch existing roof as required for mechanical equipment installation/ curbs, new penetrations and if, or as required, skylight curbs/ skylight work. Refer also to MEP/FP Report and Recommendations.	1	ls	10,000.00	10,000		
75	7.8 Roof: New roof/ assembly at elevator/ lobby addition to be fully-adhered EPDM, 50 year warranty over tapered rigid insulation of thicknesses to achieve minimum R-30.	1,000	sf	25.00	25,000		
76	7.9 Architectural aluminum/ metal edge roof fascia/ flashing at elevator/ lobby addition. Aluminum or metal soffit panels at underside of high roof; painted finish to match roof edge flashing.	500	sf	80.00	40,000		
77	7.10 (Alternate Scope of Work – South Facade Improvements): Non-insulated architectural aluminum panel cladding system. Concealed mounting on metal channel furring over existing brick masonry and/ or infill back up wall construction as occurring. Include all metal trims, returns, flashings at openings and base, corner and head and jamb terminations.					See Site Work	
78	7.11 (Alternate Scope of Work – South Facade Improvements): Back-up wall construction at infill window openings and new Selectmen’s Meeting Room extension. Assume drained, back-ventilated or vented rain screen assembly; continuous rigid insulation per code over air/ moisture barrier / gypsum fiberglass sheathing on light or heavy gauge metal stud framing					Alternate	
79	SUBTOTAL						122,100
80							
81	8 WINDOWS AND DOORS						
82							
83	8.1 Window System(s) – typical for all replacement units and punched openings: high-performance fixed windows/ window units; thermally-broken insulated anodized aluminum frames with 1” insulated glass; Low-E coating. Standard color. Allow for additional horizontal mullion pattern as illustrated.	2,500	sf	100.00	250,000		
84	8.2 Curtainwall system – (at elevator lobby addition): 6” curtainwall system with high-performance glazing.	1,200	sf	130.00	156,000		
85	8.3 Skylights. Replace existing roof skylights with new insulated aluminum sloped glazing. High performance.	32	sf	150.00	4,800		
86	8.4 Entrance Doors: Insulated aluminum wide stile with, insulated laminated safety glass ; Low E coating on inside face of exterior lite; rated for high traffic and high abuse applications. Standard color.	1	pr	10,000.00	10,000		
87	8.5 Exterior door to roof/ other roof access: Existing to remain.					ETR	
88	8.6 Interior doors. Assume all doors to be 3’-0” x 7’-0”; pre-finished solid core wood; quarter sawn maple. Knock down hollow metal frames, except at sidelight frame locations as illustrated. Allow for 50% of doors to have full height tempered glazing. Provide (1-hr) fire rated doors at egress stair enclosures.	1	ls	67,500.00	67,500		

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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 1							
89	8.7 Interior vision lites/ sidelights/ glazed partitions. (At meeting rooms, Town Administration Office, and other locations as illustrated): non-insulated tempered or laminated safety glass; full height (7'-0"); anodized aluminum frames; standard color.	400	sf	75.00	30,000		
90	SUBTOTAL					518,300	
92	9 FINISHES						
94	9.1 Interior Wall Assemblies: Metal stud framing with single layer 5/8" gypsum board with skimcoat plaster both sides for new interior partitions; extend studs to underside deck; gypsum board to 4" above finished ceiling as occurring. Extend fire rated partitions gypsum board enclosure full height to underside structure. Provide metal stud furred wall/ furring at all perimeter wall locations, at column enclosures or where otherwise required by new layout – single layer gypsum board with skimcoat plaster on metal stud framing.	1	ls	234,220.00	234,220		
95	9.2 Interior finishes/ finish systems are proposed as follows:						
96	• TYPE 1: Selectmen's Meeting Room/ Corridors						
97	o Luxury Vinyl Tile (LVT); 6" rubber base	2,100	sf	6.00	12,600		
98	o Paint walls	10,085	gsf	3.00	30,255		
99	o Existing plaster finish/ walls to remain where occurring; paint					incl	
100	o Stain with clear finish custom hardwood panel wainscot to 4'-0" AFF, partial areas	1,180	sf	60.00	70,800		
101	o Acoustic Tile Ceiling; 2'x2' grid; value grade	2,100	sf	5.00	10,500		
102	• TYPE 2: Stairs						
103	o Existing Vinyl Composition Tile, 12"x12" (VCT); 6" rubber base to remain; patch with like materials as required (allow 20%)	1	ls	3,000.00	3,000		
104	o Existing plaster finish/ walls to remain; patch with like materials; paint					incl	
105	o Existing gypsum board/ plaster ceiling to remain; patch with like materials; paint	825	sf	2.00	1,650		
106	• TYPE 3: Offices/ Departments/ Meeting Rooms						
107	o Carpet tile (2'x2'); 4" vinyl carpet base	5,009	sf	5.00	25,045		
108	o New gypsum board with skimcoat plaster walls where occurring; paint					incl	
109	o Existing plaster finish/ walls to remain where occurring; paint					incl	
110	o Exposed/painted structure and building systems, 30% coverage with Acoustic Tile Ceiling 2'x2' grid; value grade system	5,009	sf	4.00	20,036		
111	• TYPE 4: Toilet Rooms						
112	o Porcelain ceramic tile floors; 6" ceramic tile base	336	sf	24.00	8,064		
113	o Acoustic Tile Ceiling; 2'x2' grid; value grade system	336	sf	5.00	1,680		

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PHASE 1								
114	o New gypsum board with skimcoat plaster walls where occurring; paint					incl		
115	o Existing plaster finish/ walls to remain where occurring; paint					incl		
116	o Porcelain ceramic tile wainscot to 4'-0" AFF	608	sf	22.00	13,376			
117	• TYPE 5: Storage/ Utility Rooms							
118	o Sealed concrete floors	300	sf	3.00	900			
119	o New gypsum board with skimcoat plaster walls where occurring; paint					incl		
120	o Existing plaster finish/ walls to remain where occurring; paint					incl		
121	o Exposed/painted structure and building systems	300	sf	3.00	900			
122	• TYPE 6: New Elevator Lobby/ Lobbies							
123	o Sealed/ polished concrete floors	1,515	sf	12.00	18,180			
124	o New gypsum board with skimcoat plaster walls where occurring; paint					incl		
125	o Existing plaster finish/ walls to remain where occurring; paint					incl		
126	o Exposed/painted structure and building systems; 30% coverage with Acoustic Tile Ceiling 2'x2' grid; value grade system	1,515	sf	4.00	6,060			
127	SUBTOTAL							457,266
128	10 SPECIALTIES							
129	10.1 Window Treatments: All window treatments are to be Owner Furnished, owner Installed.							
130						NIC		
131								
132	10.2 Room signage: Allow for code-required signs, and room signage at all rooms with braille, typical.	1	ls	4,500.00	4,500			
133	10.3 Building Signage. (at entrance canopy): Post-mounted non-illuminated aluminum channel letters ("TOWN HALL"). 2.5" thick, 18" High. Brushed satin or painted finish.	1	ls	10,000.00	10,000			
134	10.4 Building Signage. (town logo): surface mounted with stand-off non-illuminated laser-cut aluminum or metal. 1/2" thick. Brushed satin or painted finish.	1	ls	10,000.00	10,000			
135	10.5 Free-standing illuminated sign. 2-sided; constructed of materials to match exterior materials of new addition/ as illustrated. Metal letters/ town logo integrally illuminated with edge-lit acrylic ('halo effect').					w/site		
136	10.6 Toilet Accessories	1	ls	2,400.00	2,400			
136	SUBTOTAL							26,900
137	11 APPLIANCES/EQUIPMENT							
138	11.1 All appliances and equipment are Owner Furnished, Owner Installed. The following existing to be re-used or new appliances/ equipment should be considered in the Owner's budget:							
139								
140								
141	<input type="checkbox"/> Audio-visual screens and equipment					NIC		

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10,085

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 1							
142	<input type="checkbox"/> Public Access TV studio equipment/ specialties					NIC	
143	<input type="checkbox"/> TV monitors					NIC	
144	SUBTOTAL						-
145	12 FURNISHINGS						
146							
147							
148	12.1 Furnishings are Owner Furnished, Owner Installed.					NIC	
149	SUBTOTAL						-
150	13 SPECIAL CONSTRUCTION						
151							
152							
153	13.1 (Not Applicable)					NIC	
154	SUBTOTAL						-
155	14 CONVEYING SYSTEMS						
156							
157							
158	14.1 Elevator: Allow for new 4 stop hydraulic elevator; 3500lb. capacity; 150 FPM. Doors on two sides to accommodate mid-level stop between Levels 1 and 2. Standard high traffic/ high use finishes within cab; equipment to be located in (sub) Level 1 machine room, accessed from lowest lobby level adjacent to pit.	1	ls	265,000.00	265,000		
159	SUBTOTAL						265,000
160	15 M/P/FP						
161							
162							
163	New sprinkler system	10,085	sf	5.50	55,468		
164	New plumbing systems; replace all piping, water distribution, plumbing fixtures etc.	10,085	sf	18.00	181,530		
165							
166	New high efficiency boilers and risers	1	ls	75,000.00	75,000		
167	New HW radiation to renovated areas	10,085	sf	5.00	50,425		
168	New packaged RTU's - 10 T	2	loc	30,000.00	60,000		
169	New packaged RTU's - 5 T	1	loc	15,000.00	15,000		
170	Ductwork and distribution at renovated areas	10,085	sf	15.00	151,275		
171	New chases for future distribution	1	ls	5,000.00	5,000		
172	New DDC controls	10,085	sf	6.00	60,510		
173	Demolish existing RTU's	1	ls	10,000.00	10,000		
167	SUBTOTAL						664,208
168	16 ELECTRICAL						
169							
170							
170	New feeders and panels for elevator	1	ls	15,000.00	15,000		
171	New lighting to renovated and new spaces	10,085	sf	8.00	80,680		
171	New addressable FA to renovated and new spaces	10,085	sf	3.00	30,255		
172	SUBTOTAL						125,935
160							
161	TOTAL TRADE COST						
							\$3,551,356



Feasibility Study

GFA 7,118

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 2

FLOOR AREA CALCULATION

Renovation

Level 1	
Level 2	7,118
Level 3	

TOTAL GROSS FLOOR AREA (GFA)	7,118 sf
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2 DEMOLITION

2.1	Remove furnishings, fixtures, equipment, files, storage or other items from the Limit of Work area(s) at locations directed by the Owner. (By Others)					NIC
2.2	Selective demolition within the Limit of Work area(s) required for new department needs, including: removal of glazed block and drywall partitions, gym platform (stage) and associated construction, doors, ceilings, wall and floor finishes.	7,118	sf	15.00	106,770	
2.3	Remove existing windows, glass block and ancillary construction at existing window openings within the Limit of Work Area(s) required for replacement windows.	1,260	sf	7.00	8,820	
2.4	Remove existing roof; roof curbs and fascia as required at Gym (high roof) for replacement roof work	2,900	sf	2.00	5,800	
2.5	Refer to details of Hazardous Materials Report and Recommendations (FLI Environmental) for anticipated scope of work required for hazardous materials removal, procedures and/ or abatement.	1	ls	117,360.00	117,360	
2.6	Mechanical, Electrical, Plumbing or Fire Protection (MEP/FP) demolition is anticipated to include substantial removal of existing MEP/FP systems, equipment and devices within the Limit of Work Area including: distribution wiring, light fixtures, fire alarm devices, HVAC ductwork, unit ventilators and terminals, and plumbing fixtures. Certain portions of existing systems/ infrastructure will remain in place to be adapted or re-used for new work/ systems, Refer also to MEP/FP Report and Recommendations prepared by Vlachos Associates, Inc.- Cut and drop by MEP, removal by Div 2	7,118	sf	5.00	35,590	
	SUBTOTAL					274,340

3 SITEWORK

3.1	Site preparation/ removal of existing construction including existing pavement at north parking and loading areas.	21,890	sf	1.50	32,835	
3.2	Re-grading as required.	811	cy	10.00	8,110	
3.3	Modify existing drive-aisle at northeastern section to create turnaround; new asphalt pavement; patch to Limit of Work. Assume asphalt curbing.	1	ls	10,000.00	10,000	
3.4	Stonedust walkways as illustrated; allow 5' wide.	1,250	sf	5.00	6,250	
3.5	Plantings at new disturbed/ selective areas adjacent to building areas or as illustrated; loam & seeding in other disturbed areas.	1	ls	20,000.00	20,000	
3.6	Site furnishings by Others/ Owner.					NIC
	SUBTOTAL					77,195

4 CONCRETE/MASONRY



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7,118

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 2

31							
32	4.1 Patch/ repair existing concrete steps/ landings as required.	1	ls	10,000.00	10,000		
33	4.2 Minor crack repair of existing pre-cast concrete/ stone masonry sills; allow for 10% of sill area/ sills within the Limit of Work Area(s).	1	ls	10,000.00	10,000		
34	4.3 Spot point/ patch of brick/ brick masonry only at areas immediately adjacent to repairs or infill work and only as required.	1	ls	5,000.00	5,000		
35	SUBTOTAL					25,000	

5 METALS

36							
37							
38							
39	5.1 LGMF for vestibule parapet extension; assume 60 SF total area.	1	ls	3,000.00	3,000		
40	5.2 Sub-structural steel to include supports/ attachments for vestibule parapet extension; replacement steel railings and guardrails at exterior steps.	1	ls	10,000.00	10,000		
41	SUBTOTAL					13,000	

6 WOODS/PLASTICS

42							
43							
44							
45	6.1 Rough framing/ lumber to include support/ framing for rooftop mechanical equipment and miscellaneous concealed blocking/ supports.	1	ls	5,000.00	5,000		
46	6.2 Architectural millwork to include the following:						
47	<input type="checkbox"/> Public counter at Vestibule/ Entrance. Fixed ¾" wood veneer panels with hardwood edgeband mounted on metal or wood stud back-up; 1.25" thick solid surface or quartz countertops.	3	lf	300.00	900		
48	<input type="checkbox"/> Kitchen cabinets. Standard grade laminated wood base and upper cabinets (allow 16 LF) with 1.25" thick solid surface or quartz top.	16	lf	700.00	11,200		
49	<input type="checkbox"/> Desktop and supports (@ Registration): ¾" plastic laminated plywood with 1.5" hardwood edgeband supported with metal wall brackets and end cleats. Allow 6 LF.	6	lf	200.00	1,200		
50	<input type="checkbox"/> Storage shelving. Shelving/ shelving systems for Storage room(s) to be furnished and installed by Owner.					NIC	
51	<input type="checkbox"/> Cubbies/ open shelving (at Changing Rooms). ¾" plastic laminated plywood with ¾" hardwood edgeband; 12" square cubbies to 6'-0" AFF as illustrated.	25	lf	600.00	15,000		
52	SUBTOTAL					33,300	

7 THERMAL MOISTURE PROTECTION

53							
54							
55							
56	7.1 Wall Insulation: Provide closed cell spray foam; allow 2.0" thickness/ R-11.4 minimum on the inside face of all existing exterior walls; thickness to achieve R-20 at infill exterior walls, or at new construction locations.	8,490	sf	5.00	42,450		
57	7.2 Roof insulation (at Gym roof to be replaced) – see below under 'Roof'.					incl	
58	7.3 Allow for sound attenuation at all interior partitions at offices, multi-purpose room(s) and toilets.					incl	



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 2

59	7.4 Air/ moisture barrier: Provide and install air/moisture barrier (weather-resistive barrier) at all new exterior wall locations using any acceptable material in conformance with Code.					incl	
60	7.5 Sealants/ Caulking: Provide sealants and caulking of joints at dissimilar materials or elsewhere as required for the prevention of the passage of air, moisture and sound, and to eliminate cracks and crevices.	1	ls	10,000.00	10,000		
61	7.6 Patch existing roof as required for mechanical equipment installation/ curbs, new penetrations, at vestibule/ parapet extension and if, or as required, for skylight curbs/ skylight work. Refer also to MEP/FP Report and Recommendations.	1	ls	20,000.00	20,000		
62	7.7 Roof: Replacement roof at Gym to be fully-adhered EPDM, 50 year warranty over tapered rigid insulation of thicknesses to achieve minimum R-30.	2,900	sf	25.00	72,500		
63	7.8 Architectural aluminum/ metal edge roof fascia/ flashing at existing portico/ new vestibule enclosure and at Gym roof as required. Aluminum or metal; painted finish to match Phase 1 work.	240	lf	70.00	16,800		
64	7.9 Non-insulated architectural aluminum panel cladding system (at infill window openings at Gym). Concealed mounting on metal channel furring over infill back up wall construction as occurring. Include all metal trims, returns, flashings at openings and base, corner and head and jamb terminations. Assume 75% of existing window opening areas to be infilled.	1,163	sf	60.00	69,780		
65	7.10 Back-up wall construction (at infill window openings at Gym). Assume drained, back-ventilated or vented rain screen assembly; continuous rigid insulation per code over air/ moisture barrier / gypsum fiberglass sheathing on light or heavy gauge metal stud framing.	1,163	sf	20.00	23,260		
66	SUBTOTAL						254,790

8	WINDOWS AND DOORS
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70	8.1 Window System(s) – typical for all replacement units and punched openings: high-performance fixed windows/ window units; thermally-broken insulated anodized aluminum frames with 1” insulated glass; Low-E coating. Standard color. Allow for additional horizontal mullion pattern as illustrated. Allow for laminated safety glass at Gym windows.	1,260	sf	100.00	126,000		
71	8.2 Skylights. Replace existing roof skylights with new insulated aluminum sloped glazing. High performance.	48	sf	150.00	7,200		
72	8.3 Entrance Doors: Insulated aluminum wide stile with, insulated laminated safety glass ; Low E coating on inside face of exterior lite; rated for high traffic and high abuse applications. Standard color.	2	pr	10,000.00	20,000		
73	8.4 Exterior Exit Doors: Insulated hollow metal in existing or new HM frame; 3” x 33” vision panel; insulated tempered or safety glazing.	3	ea	2,500.00	7,500		
74	8.5 Interior doors. Assume all doors to be 3’-0” x 7’-0”; pre-finished solid core wood; quarter sawn maple. Knock down hollow metal frames, except at sidelight frame locations as illustrated. Allow for 50% of doors to have full height tempered glazing. Provide (1-hr) fire rated doors at egress stair enclosures.	1	ls	45,000.00	45,000		



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 2

75	8.6 Interior vision lites/ sidelights/ glazed partitions. (At Director/ Assistant Offices as illustrated): non-insulated tempered or laminated safety glass; full height (7'-0"); anodized aluminum frames; standard color.	21	sf	75.00	1,575		
76	SUBTOTAL					207,275	

77	9 FINISHES						
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79	9.1 Interior Wall Assemblies: Metal stud framing with single layer 5/8" gypsum board with skimcoat plaster both sides for new interior partitions; extend studs to underside deck; gypsum board to 4" above finished ceiling as occurring. Extend fire rated partitions gypsum board enclosure full height to underside structure. Provide metal stud furred wall/ furring at all perimeter wall locations, at column enclosures or where otherwise required by new layout – single layer gypsum board with skimcoat plaster on metal stud framing.	1	ls	193,300.00	193,300		
81	9.2 Interior finishes/ finish systems are proposed as follows:						
82	• TYPE 1: Corridors						
83	o Luxury Vinyl Tile (LVT); 6" rubber base	1,100	sf	6.00	6,600		
84	o Paint	7,118	gsf	3.00	21,354		
85	o Existing plaster finish/ walls to remain where occurring; paint					incl	
86	o Stain with clear finish custom hardwood panel wainscot to 4'-0" AFF, select areas	540	sf	60.00	32,400		
87	o Acoustic Tile Ceiling; 2'x2' grid; value grade system	1,100	sf	5.00	5,500		
88	• TYPE 2: (Not Used)						
89	• TYPE 3: Offices/ Departments						
90	o Carpet tile (2'x2'); 4" vinyl carpet base	109	sf	5.00	545		
91	o New gypsum board with skimcoat plaster walls where occurring; paint					incl	
92	o Existing plaster finish/ walls to remain where occurring; paint					incl	
93	o Exposed/painted structure and building systems, 30% coverage with Acoustic Tile Ceiling 2'x2' grid; value grade system	109	sf	4.00	436		
94	• TYPE 4: Toilet Rooms/ Changing Rooms						
95	o Porcelain ceramic tile floors; 6" ceramic tile base	645	sf	24.00	15,480		
96	o Acoustic Tile Ceiling; 2'x2' grid; value grade system	645	sf	5.00	3,225		
97	o New gypsum board with skimcoat plaster walls where occurring; paint					incl	
98	o Existing plaster finish/ walls to remain where occurring; paint					incl	
99	o Porcelain ceramic tile wainscot to 4'-0" AFF	920	sf	22.00	20,240		
100	• TYPE 5: Storage/ Utility Rooms						
101	o Sealed concrete floors	500	sf	3.00	1,500		



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 2							
102	o New gypsum board with skimcoat plaster walls where occurring; paint						incl
103	o Existing plaster finish/ walls to remain where occurring; paint						incl
104	o Exposed/painted structure and building systems	500	sf	3.00	1,500		
105	• TYPE 6: (Not Used)						
106	• TYPE 7: (Multi-Purpose Room)						
107	o Luxury Vinyl Tile (LVT); 6" rubber base	1,400	sf	6.00	8,400		
108	o New gypsum board with skimcoat plaster walls where occurring; paint						incl
109	o Existing plaster finish/ walls to remain where occurring; paint						incl
110	o Acoustic Tile Ceiling; 2'x2' grid; value grade system	1,400	sf	5.00	7,000		
111	• TYPE 8: (Entrance Vestibule)						
112	o Porcelain Ceramic Tile floor and base	324	sf	24.00	7,776		
113	o New gypsum board with skimcoat plaster walls where occurring; paint						incl
114	o Existing plaster finish/ walls to remain where occurring; paint						incl
115	o Acoustic Tile Ceiling; 2'x2' grid; value grade system	324	sf	5.00	1,620		
116	• TYPE 9: (Gym)						
117	o Floating resilient (maple) wood flooring system with high performance polyurethane coating over existing concrete	3,040	sf	18.00	54,720		
118	o 6" rubber base, vented	232	lf	8.00	1,856		
119	o New high-impact gypsum board at exposed areas/ where occurring; paint						incl
120	o Existing plaster finish/ CMU walls to remain where occurring; paint						incl
121	o Exposed/painted structure and building systems, allow 30% coverage with Acoustic panels	3,040	sf	4.00	12,160		
122	SUBTOTAL					395,612	
123	10 SPECIALTIES						
124							
125							
126	10.1 Window Treatments: All window treatments are to be Owner Furnished, owner Installed.						NIC
127	10.2 Room signage: Allow for code-required signs, and room signage at all rooms with braille, typical.	1	ls	3,000.00	3,000		
128	10.3 Building Signage. (At entrance vestibule): Surface-mounted non-illuminated aluminum channel letters ('RECREATION'). 2.5" thick, 18" High. Brushed satin finish.	1	ls	10,000.00	10,000		
129	10.4 Manually operated vinyl/ vinyl mesh gym divider curtain. Single curtain at mid-point gym. Allow 18' high.	1	ls	16,000.00	16,000		



Feasibility Study

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CSI CODE	DESCRIPTION			EST'D COST	SUB TOTAL	TOTAL COST
PHASE 2						
130	10.5 Toilet Partitions and Accessories	1	ls	16,700.00	16,700	
131	SUBTOTAL					45,700
132	11 APPLIANCES/EQUIPMENT					
133	11.1 All appliances and equipment are Owner Furnished, Owner Installed. The following existing to be re- used or new appliances/ equipment should be considered in the Owner's budget:					
134	<input type="checkbox"/> Gym equipment/ basketball backboard and/ or other installed sports equipment specialties					
135	<input type="checkbox"/> Kitchen appliances					
136	<input type="checkbox"/> Vending machines					
137	SUBTOTAL					-
138	12 FURNISHINGS					
139	12.1 Furnishings are Owner Furnished, Owner Installed.					
140	SUBTOTAL					-
141	13 SPECIAL CONSTRUCTION					
142	13.1 (Not Applicable)					
143	SUBTOTAL					-
144	14 CONVEYING SYSTEMS					
145	14.1 (Not Applicable)					
146	SUBTOTAL					-
147	15 M/P/FP					
148	New sprinkler system	7,118	sf	5.50	39,149	
149	New plumbing systems; replace all piping, water distribution, plumbing fixtures etc.	7,118	sf	12.00	85,416	
150	New HW radiation to renovated areas	7,118	sf	5.00	35,590	
151	New packaged RTU's - 7 T	1	loc	22,000.00	22,000	
152	Connect and modify existing RTU	1	loc	5,000.00	5,000	
153	Ductwork and distribution at renovated areas	7,118	sf	15.00	106,770	
154	New DDC controls	7,118	sf	6.00	42,708	
155	Demolish existing RTU's	1	ls	5,000.00	5,000	
156	SUBTOTAL					341,633
157	16 ELECTRICAL					
158	New feeders and panels	7,118	sf	2.00	14,236	
159	New lighting to renovated and new spaces	7,118	sf	8.00	56,944	
160	New addressable FA to renovated and new spaces	7,118	sf	3.00	21,354	
161	SUBTOTAL					92,534
162	TOTAL TRADE COST					
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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 3

1	FLOOR AREA CALCULATION						
2				Renovation			
3		Level 1			7,118		
4		Level 2					
5		Level 3					
6							
7	TOTAL GROSS FLOOR AREA (GFA)					7,118 sf	

8	2 DEMOLITION						
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11							
12	2.1	Remove furnishings, fixtures, equipment, files, storage or other items from the Limit of Work area(s) to locations directed by the Owner. (By Others)				NIC	
13	2.2	Selective demolition within the Limit of Work area(s) required for new department layout as illustrated, including: removal of glazed block or drywall partitions, doors, ceilings, wall and floor finishes.	7,118	sf	14.00	99,652	
14	2.3	Remove existing windows, glass block and ancillary construction at existing window openings within the Limit of Work Area(s) required for replacement windows.	646	sf	7.00	4,522	
15	2.4	Refer to details of Hazardous Materials Report and Recommendations (FLI Environmental) for anticipated scope of work required for hazardous materials removal, procedures and/ or abatement.	1	ls	117,360.00	117,360	
16	2.5	Mechanical, Electrical, Plumbing or Fire Protection (MEP/FP) demolition is anticipated to include substantial removal of existing MEP/FP systems, equipment and devices within the Limit of Work Area including: distribution wiring, light fixtures, fire alarm devices, HVAC ductwork, unit ventilators and terminals, and plumbing fixtures. Certain portions of existing systems/ infrastructure will remain in place to be adapted or re-used for new work/ systems, Refer also to MEP/FP Report and Recommendations prepared by Vlachos Associates, Inc.- Cut and drop by MEP, removal by Div 2	7,118	sf	5.00	35,590	
17		SUBTOTAL					257,124

18	3 SITEWORK						
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19							
20							
21	3.1	Site preparation/ removal of existing construction including existing pavement at east parking where new plantings are proposed.	17,770	sf	1.50	26,655	
22	3.2	New asphalt pavement over existing paved areas; patch to Limit of Work. Assume asphalt curbing.	17,770	sf	3.00	53,310	
23	3.3	Plantings at new areas adjacent to building areas or as illustrated; loam & seeding in other disturbed areas.	1	ls	10,000.00	10,000	



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 3

ALTERNATE

24 3.4 Alternate Scope of Work (Restore Portion of East Parking Area as Landscaped Area): Remove portion of existing paved areas at east parking area; re-grade as required. Plantings, loam and seed to restore as landscaped buffer/ landscaped area.

25 SUBTOTAL 89,965

26 **4 CONCRETE/MASONRY**

27
28 4.1 Minor crack repair of existing pre-cast concrete/ stone masonry sills; allow for 10% of sill area/ sills within the Limit of Work Area(s). **1** ls 5,000.00 5,000

29
30 4.2 Spot point/ patch of brick/ brick masonry only at areas immediately adjacent to repairs or infill work and only as required. **1** ls 10,000.00 10,000

31 4.3 Infill existing openings where unit ventilators are to be removed using like materials (brick veneer) to match existing. 'Tooth-in' new masonry to existing. not required

32 SUBTOTAL 15,000

33 **5 METALS**

34 (Not Used)

35 SUBTOTAL -

36 **6 WOODS/PLASTICS**

37 6.1 Rough framing/ lumber to include concealed blocking/ supports.

38 6.2 Architectural millwork to include the following:

39 Public counter at Water Department. Fixed **6** lf 300.00 1,800
40 3/4" wood veneer panels with hardwood edgeband mounted on metal or wood stud back-up; 1.25" thick solid surface or quartz countertops.

41 Kitchen cabinets (Employee Break Groom). **14** lf 700.00 9,800
42 Standard grade laminated wood base and upper cabinets (allow 14 LF) with 1.25" thick solid surface or quartz top.

43 Storage shelving. Shelving/ shelving systems for Storage room(s) and Food Pantry to be furnished and installed by Owner. NIC

44 SUBTOTAL 11,600

45 **7 THERMAL MOISTURE PROTECTION**

46 7.1 Wall Insulation: Provide closed cell spray foam; **3,314** sf 5.00 16,570
47 allow 2.0" thickness/ R-11.4 minimum on the inside face of all existing exterior walls; thickness to achieve R-20 at infill exterior walls, or at new construction locations.

48 7.2 Allow for sound attenuation at all interior partitions at offices, multi-purpose room(s) and toilets. incl



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 3

52	7.3 Air/ moisture barrier: Provide and install air/moisture barrier (weather-resistive barrier) at all new/ infill exterior wall locations using any acceptable material in conformance with Code.					incl	
53	7.4 Sealants/ Caulking: Provide sealants and caulking of joints at dissimilar materials or elsewhere as required for the prevention of the passage of air, moisture and sound, and to eliminate cracks and crevices.	1	ls	10,000.00	10,000		
54	7.5 Patch existing roof as required for mechanical equipment installation/ curbs, new penetrations, and if, or as required. Refer also to MEP/FP Report and Recommendations.	1	ls	5,000.00	5,000		
55	SUBTOTAL						31,570

	8	WINDOWS AND DOORS
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59	8.1 Window System(s) – typical for all replacement units and punched openings: high-performance fixed windows/ window units; thermally-broken insulated anodized aluminum frames with 1” insulated glass; Low-E coating. Standard color. Allow for additional horizontal mullion pattern as illustrated.	646	sf	100.00	64,600		
60	8.2 Exterior Exit Doors: Insulated hollow metal in existing or new HM frame; 3” x 33” vision panel; insulated tempered or safety glazing.	2	ea	2,500.00	5,000		
61	8.3 Interior doors. Assume all doors to be 3’-0” x 7’-0”; pre-finished solid core wood; quarter sawn maple. Knock down hollow metal frames, except at sidelight frame locations as illustrated. Allow for 50% of doors to have full height tempered glazing. Provide (1-hr) fire rated doors at egress stair enclosures.	1	ls	56,500.00	56,500		
62	8.4 Interior vision lites/ sidelights/ glazed partitions. (At Highway, Tree & Grounds, Board of Health; Facilities as illustrated): non-insulated tempered or laminated safety glass; full height (7’-0”); anodized aluminum frames; standard color.	180	sf	75.00	13,500		
63	SUBTOTAL						139,600

	9	FINISHES
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67	9.1 Interior Wall Assemblies: Metal stud framing with single layer 5/8” gypsum board with skimcoat plaster both sides for new interior partitions; extend studs to underside deck; gypsum board to 4” above finished ceiling as occurring. Extend fire rated partitions gypsum board enclosure full height to underside structure. Provide metal stud furred wall/ furring at all perimeter wall locations, at column enclosures or where otherwise required by new layout – single layer gypsum board with skimcoat plaster on metal stud framing.	1	ls	162,244.00	162,244		
68	9.2 Interior finishes/ finish systems are proposed as follows:						
69	9.2 Interior finishes/ finish systems are proposed as follows:						



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CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 3

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• TYPE 1: Corridors

o Luxury Vinyl Tile (LVT); 6" rubber base	1,360	sf	6.00	8,160
o Paint	7,118	gsf	3.00	21,354
o Existing plaster finish/ walls to remain where occurring; paint				incl
o Stain with clear finish custom hardwood panel wainscot to 4'-0" AFF, select areas	660	sf	60.00	39,600
o Acoustic Tile Ceiling; 2'x2' grid; value grade system	1,360	sf	5.00	6,800

• TYPE 2: Stairs

o Existing Vinyl Composition Tile, 12"x12" (VCT); 6" rubber base to remain; patch with like materials as required (allow 20%)	1	ls	3,000.00	3,000
o Existing plaster finish/ walls to remain; patch with like materials; paint				incl
o Existing gypsum board/ plaster ceiling to remain; patch with like materials; paint	550	sf	2.00	1,100

• TYPE 3: Offices/ Departments

o Carpet tile (2'x2'); 4" vinyl carpet base	4,740	sf	5.00	23,700
o New gypsum board with skimcoat plaster walls where occurring; paint				incl
o Existing plaster finish/ walls to remain where occurring; paint				incl
o Exposed/painted structure and building systems, 30% coverage with Acoustic Tile Ceiling 2'x2' grid; value grade system	4,740	sf	4.00	18,960

• TYPE 4: Toilet Rooms

o Porcelain ceramic tile floors; 6" ceramic tile base	168	sf	24.00	4,032
o Acoustic Tile Ceiling; 2'x2' grid; value grade system	168	sf	5.00	840
o New gypsum board with skimcoat plaster walls where occurring; paint				incl
o Existing plaster finish/ walls to remain where occurring; paint				incl
o Porcelain ceramic tile wainscot to 4'-0" AFF	304	sf	22.00	6,688

• TYPE 5: Storage/ Utility Rooms

o Sealed concrete floors	300	sf	3.00	900
o New gypsum board with skimcoat plaster walls where occurring; paint				incl
o Existing plaster finish/ walls to remain where occurring; paint				incl
o Exposed/painted structure and building systems	300	sf	3.00	900

SUBTOTAL

298,278

10	SPECIALTIES
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Feasibility Study

GFA

7,118

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 3

99							
100	10.1 Window Treatments: All window treatments are to be Owner Furnished, owner Installed.					NIC	
101	10.2 Room signage: Allow for code-required signs, and room signage at all rooms with braille, typical.	1	ls	3,750.00	3,750		
102	10.6 Toilet Accessories	1	ls	1,200.00	1,200		
102	SUBTOTAL						4,950

11 APPLIANCES/EQUIPMENT

103							
104							
105							
106	11.1 All appliances and equipment are Owner Furnished, Owner Installed. The following existing to be re- used or new appliances/ equipment should be considered in the Owner's budget:						
107	<input type="checkbox"/> Employee Break Room appliances					NIC	
108	<input type="checkbox"/> Vending machines					NIC	
109	SUBTOTAL						-

12 FURNISHINGS

110							
111							
112							
113	12.1 Furnishings are Owner Furnished, Owner Installed.					NIC	
114	SUBTOTAL						-

13 SPECIAL CONSTRUCTION

115							
116							
117							
118	13.1 (Not Applicable)					NIC	
119	SUBTOTAL						-

14 CONVEYING SYSTEMS

120							
121							
122							
123	14.1 (Not Applicable)					NIC	
124	SUBTOTAL						-

15 M/P/FP

125							
126							
127							
128	New sprinkler system	7,118	sf	5.50	39,149		
129	New plumbing systems; replace all piping, water distribution, plumbing fixtures etc.	7,118	sf	12.00	85,416		
130							
131	New HW radiation to renovated areas	7,118	sf	5.00	35,590		
132	New packaged RTU's - 10 T	1	loc	30,000.00	30,000		
133	Ductwork and distribution at renovated areas	7,118	sf	15.00	106,770		
134	New DDC controls	7,118	sf	6.00	42,708		
135	Demolish existing RTU's	1	ls	5,000.00	5,000		
136	SUBTOTAL						344,633

16 ELECTRICAL

137							
138							
139							
140	New feeders and panels	7,118	sf	2.00	14,236		
141	New lighting to renovated and new spaces	7,118	sf	8.00	56,944		



Feasibility Study

GFA 7,118

<i>CSI CODE</i>	<i>DESCRIPTION</i>				<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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PHASE 3

142	New addressable FA to renovated and new spaces	7,118	sf	3.00	21,354		
143	SUBTOTAL					92,534	
144							
145	TOTAL TRADE COST						\$1,285,254



Feasibility Study

GFA 4,821

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 4

FLOOR AREA CALCULATION		New	Renovation				
	Level 1						
	Level 2		4,821				
	Level 3						
TOTAL GROSS FLOOR AREA (GFA)					4,821	sf	

2 DEMOLITION

2.1	Remove furnishings, fixtures, equipment, files, storage or other items from the Limit of Work area(s) to locations directed by the Owner. (By Others)					NIC	
2.2	Selective demolition within the Limit of Work area(s) required for new department layout as illustrated, including: removal of glazed block or drywall partitions, doors, ceilings, wall and floor finishes. Multiple phases, temporary partitions.	4,821	sf	10.00		48,210	
2.3	Remove existing windows, glass block and ancillary construction at existing window openings within the Limit of Work Area(s) required for replacement windows.	740	sf	7.00		5,180	
2.4	Refer to details of Hazardous Materials Report and Recommendations (FLI Environmental) for anticipated scope of work required for hazardous materials removal, procedures and/ or abatement.	1	ls	83,130.00		83,130	
2.5	Mechanical, Electrical, Plumbing or Fire Protection (MEP/FP) demolition is anticipated to include substantial removal of existing MEP/FP systems, equipment and devices within the Limit of Work Area including: distribution wiring, light fixtures, fire alarm devices, HVAC ductwork, unit ventilators and terminals, and plumbing fixtures. Certain portions of existing systems/ infrastructure will remain in place to be adapted or re-used for new work/ systems, Refer also to MEP/FP Report and Recommendations prepared by Vlachos Associates, Inc.- Cut and drop by MEP, removal by Div 2	4,821	sf	5.00		24,105	
SUBTOTAL						160,625	

3 SITEWORK

3.1	(Not Applicable)					NIC	
SUBTOTAL						-	

4 CONCRETE/MASONRY

4.1	Minor crack repair of existing pre-cast concrete/ stone masonry sills; allow for 10% of sill area/ sills within the Limit of Work Area(s).	1	ls	5,000.00		5,000	
4.2	Spot point/ patch of brick/ brick masonry only at areas immediately adjacent to repairs or infill work and only as required.	1	ls	10,000.00		10,000	



Feasibility Study

GFA

4,821

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 4

28	4.3 Infill existing openings where unit ventilators are to be removed using like materials (brick veneer) to match existing. 'Tooth-in' new masonry to existing.	3	loc	500.00	1,500		
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29	SUBTOTAL					16,500	
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30	5 METALS						
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33	5.1 (Not Applicable)					NIC	
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34	SUBTOTAL					-	
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35	6 WOODS/PLASTICS						
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38	6.1 Rough framing/ lumber to include concealed blocking/ supports.	1	ls	5,000.00	5,000		
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6.2 Architectural millwork to include the following:

40	<input type="checkbox"/> Public counter at Building Department; Assessors Department and / or as illustrated. Fixed 3/4" wood veneer panels with hardwood edgeband mounted on metal or wood stud back-up; 1.25" thick solid surface or quartz countertops.	30	lf	300.00	9,000		
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41	<input type="checkbox"/> Storage shelving. Shelving/ shelving systems for Storage room(s) and Food Pantry to be furnished and installed by Owner.	14	lf	500.00	7,000		
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42	SUBTOTAL					21,000	
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43	7 THERMAL MOISTURE PROTECTION						
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46	7.1 Wall Insulation: Provide closed cell spray foam; allow 2.0" thickness/ R-11.4 minimum on the inside face of all existing exterior walls; thickness to achieve R-20 at infill exterior walls, or at new construction locations.	1,900	sf	5.00	9,500		
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47	7.2 Allow for sound attenuation at all interior partitions at offices, multi-purpose room(s) and toilets.					incl	
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48	7.3 Air/ moisture barrier: Provide and install air/moisture barrier (weather-resistive barrier) at all new/ infill exterior wall locations using any acceptable material in conformance with Code.					incl	
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49	7.4 Sealants/ Caulking: Provide sealants and caulking of joints at dissimilar materials or elsewhere as required for the prevention of the passage of air, moisture and sound, and to eliminate cracks and crevices.	1	ls	10,000.00	10,000		
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50	7.5 Patch existing roof as required for mechanical equipment installation/ curbs, new penetrations, and if, or as required. Refer also to MEP/FP Report and Recommendations.	1	ls	2,500.00	2,500		
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51	SUBTOTAL					22,000	
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52	8 WINDOWS AND DOORS						
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Feasibility Study

GFA

4,821

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
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PHASE 4

55	8.1 Window System(s) – typical for all replacement units and punched openings: high-performance fixed windows/ window units; thermally-broken insulated anodized aluminum frames with 1” insulated glass; Low-E coating. Standard color. Allow for additional horizontal mullion pattern as illustrated.	740	sf	100.00	74,000		
56	8.2 Exterior Exit Doors: (Not Used)						
57	8.3 Interior doors. Assume all doors to be 3’-0” x 7’-0”; pre-finished solid core wood; quarter sawn maple. Knock down hollow metal frames, except at sidelight frame locations as illustrated. Allow for 50% of doors to have full height tempered glazing. Provide (1-hr) fire rated doors at egress stair enclosures.	1	ls	40,500.00	40,500		
58	8.4 Interior vision lites/ sidelights/ glazed partitions. (At Departments as illustrated): non-insulated tempered or laminated safety glass; full height (7’-0”); anodized aluminum frames; standard color.	140	sf	75.00	10,500		
59	SUBTOTAL						125,000

9 FINISHES

63	9.1 Interior Wall Assemblies: Metal stud framing with single layer 5/8” gypsum board with skimcoat plaster both sides for new interior partitions; extend studs to underside deck; gypsum board to 4” above finished ceiling as occurring. Extend fire rated partitions gypsum board enclosure full height to underside structure. Provide metal stud furred wall/ furring at all perimeter wall locations, at column enclosures or where otherwise required by new layout – single layer gypsum board with skimcoat plaster on metal stud framing.	1	ls	117,462.00	117,462		
64	9.2 Interior finishes/ finish systems are proposed as follows:						
65	• TYPE 1: Corridors						
66	o Luxury Vinyl Tile (LVT); 6” rubber base	1,020	sf	6.00	6,120		
67	o New gypsum board with skimcoat plaster walls where occurring; paint	4,821	gsf	3.00	14,463		
68	o Existing plaster finish/ walls to remain where occurring; paint						incl
69	o Stain with clear finish custom hardwood panel wainscot to 4’-0” AFF, select areas	360	sf	60.00	21,600		
70	o Acoustic Tile Ceiling; 2’x2’ grid; value grade system	1,020	sf	5.00	5,100		
71	• TYPE 2: Stairs						
72	o Existing Vinyl Composition Tile, 12”x12” (VCT); 6” rubber base to remain; patch with like materials as required (allow 20%)	1	ls	3,000.00	3,000		
73	o Existing plaster finish/ walls to remain; patch with like materials; paint						incl



Feasibility Study

GFA

4,821

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST
PHASE 4							
74	o Existing gypsum board/ plaster ceiling to remain; patch with like materials; paint	550	sf	2.00	1,100		
75	• TYPE 3: Offices/ Departments						
76	o Carpet tile (2'x2'); 4" vinyl carpet base	2,771	sf	5.00	13,855		
77	o New gypsum board with skimcoat plaster walls where occurring; paint					incl	
78	o Existing plaster finish/ walls to remain where occurring; paint					incl	
79	o Exposed/painted structure and building systems, 30% coverage with Acoustic Tile Ceiling 2'x2' grid; value grade system	2,771	sf	4.00	11,084		
80	• TYPE 4: Toilet Rooms (Not Used)						
81	• TYPE 5: Storage/ Utility Rooms						
82	o Sealed concrete floors	480	sf	3.00	1,440		
83	o New gypsum board with skimcoat plaster walls where occurring; paint					incl	
84	o Existing plaster finish/ walls to remain where occurring; paint					incl	
85	o Exposed/painted structure and building systems	480	sf	3.00	1,440		
86	SUBTOTAL						196,664
87							
88	10 SPECIALTIES						
89							
90	10.1 Window Treatments: All window treatments are to be Owner Furnished, owner Installed.					NIC	
91	10.2 Room signage: Allow for code-required signs, and room signage at all rooms with braille, typical.	1	ls	2,700.00	2,700		
92	SUBTOTAL						2,700
93							
94	11 APPLIANCES/EQUIPMENT						
95							
96	11.1 All appliances and equipment are Owner Furnished, Owner Installed. The following existing to be re- used or new appliances/ equipment should be considered in the Owner's budget:						
97	SUBTOTAL						-
98							
99	12 FURNISHINGS						
100							
101	12.1 Furnishings are Owner Furnished, Owner Installed.					NIC	
102	SUBTOTAL						-
103							
104	13 SPECIAL CONSTRUCTION						
105							



Feasibility Study

GFA

4,821

CSI CODE	DESCRIPTION				EST'D COST	SUB TOTAL	TOTAL COST	
PHASE 4								
106	13.1 (Not Applicable)					NIC		
107	SUBTOTAL						-	
108								
109	14 CONVEYING SYSTEMS							
110								
111	14.1 (Not Applicable)					NIC		
112	SUBTOTAL						-	
113								
114	15 M/P/FP							
115								
116	New sprinkler system	4,821	sf	5.50	26,516			
117	New plumbing systems; replace all piping, water distribution, plumbing fixtures etc.				not required in Phase 4			
118								
119	New HW radiation to renovated areas	4,821	sf	5.00	24,105			
120	New packaged RTU's - 10 T	2	loc	30,000.00	60,000			
121	Ductwork and distribution at renovated areas	4,821	sf	15.00	72,315			
122	New DDC controls	4,821	sf	6.00	28,926			
123	Demolish existing RTU's	1	ls	5,000.00	5,000			
124	SUBTOTAL						216,862	
125								
126	16 ELECTRICAL							
127								
128								
129	New feeders and panels	4,821	sf	2.00	9,642			
130	New lighting to renovated and new spaces	4,821	sf	8.00	38,568			
131	New addressable FA to renovated and new spaces	4,821	sf	3.00	14,463			
132	Remove existing fire alarm panel	1	ls	500.00	500			
133	SUBTOTAL						63,173	
134								
135	TOTAL TRADE COST							\$824,524