

City Hall Historic Rehabilitation - Access & Acoustic Improvements

Funds Requested:

ACCESSIBILITY & ARCHIVES

Cost Breakdown			% of Overall Cost	Comments
	Possible Min	Project NTE		
SoftCosts:				Average % values vary between 10 to 15% for historical buildings. The increase in design costs verse industry average are due in part by the scope of service changes, state agency design updates and variance approvals, Building Code changes, Existing conditions
Design Acustical	6,600	\$7,100		
Design Elevator	\$60,810	\$65,810		
GEO Tech Engineer	\$9,790	\$10,500		
Cost Estimating	\$2,800	\$2,800		
Total:	\$80,000	\$86,210		
HardCosts:				
Acoustic Const.	\$80,000	\$80,000		
Accesibility Const.	\$438,000	\$463,000		
Equipment	\$11,000	\$12,000		
DirectCosts:				
Temp.Storage/Moving	\$47,450	\$50,000		
Testing & Inspections	\$8,900	\$10,000		
Contingency (8%)	\$60,740	\$60,740		
Project Total:	\$726,090	\$761,950	92.0%	
Project Team				
Project Manager	\$38,500	\$40,000		
Hazardous Materials	\$8,000	\$8,000		
Utility Backcharges	TBD	TBD		
Owner's Contingency	\$20,000	\$20,000		
Proj. Team Total	\$66,500	\$68,000	8.0%	
Overall Proj, Total	\$792,590	\$829,950		

Attachment IV

Newton, Massachusetts Community Preservation Program Funding Request Proposal for City Hall Rehabilitation Access and Acoustic Improvements Capital Improvement Plan Data

10 Year Annual Operating & Maintenance Budget.

Funding for annual maintenance of the proposed elevator and acoustic improvements shall be allotted to be in range of \$7,000.00 per annum. The funds shall support quarterly inspections of the elevator to ensure its proper operation.

Other services shall include electrical and mechanical systems inspection and routine maintenance, also at quarterly per annum or as the occurrence of any malfunction event that may require attention.

The \$7,000 per annum funding would be a part of the larger amount budgeted for the overall up-keep and on-going maintenance for the Newton City Hall.

Note from CPC staff:

The intention of requiring a 10-year operating budget as part of each proposal is to demonstrate that the sponsor has considered the possibility that maintenance costs may increase over time and has a realistic funding plan to cover these costs, which cannot be paid for with CPA funds.

This attachment assumes that maintenance costs for the proposed accessibility (elevator) and acoustical improvements at City Hall will remain stable over the first 10 years after project completion.

City of Newton - War Memorial Elevator
Newton, MA

Design Development Estimate

11-05-2013

Architect: Goldman Reindorf Architects, Inc.



ASSOCIATES

A CONSTRUCTION CONSULTING FIRM

60 Dedham Avenue, Needham, Massachusetts



City of Newton - War Memorial Elevator
Newton, MA
Design Development Estimate

11-05-2013

BASIS OF ESTIMATE

The estimate is based on the Design Development drawings prepared by Goldman Reindorf Architects, Inc. and dated 10-24-2013 along with the project narrative dated 10-25-2013.

Qualifications / Clarifications:

- 1 Labor costs included at prevailing wage labor rates
- 2 The following mark ups area used:

Contingency - Design:	5.00%
General Conditions and Profit incl:	24.00%
Contractor's Supervision	
Scheduling Staff	
Engineer's Office Cleaning and Support	
Contractor's Office and Support	
Permits, Survey, and Signage	
Progress Photos	
Site Safety and upkeep	
Site Security	
Escalation is excluded	0.00%
Construction Contingency is excluded	0.00%
- 3 The estimate assumes all long-lead items can be pre-purchased to meet schedule requirements.
- 4 The estimate is based on the premise that the design will meet all codes, laws, ordinances, rules, and regulations in effect at the time that the estimate was prepared. The estimate shall be adjusted should any discrepancies between design and the aforementioned codes, laws or ordinances result in, or require, an increase in the Cost of the Work
- 5 Allowance for Abatement included: \$5,000
- 6 Allowance for Dewatering included: \$20,000

The estimate excludes the following:

- 1 A-E Fees.
- 2 Overtime.
- 3 Working in contaminated soils.
- 4 Excavation in rock.
- 5 Loose furniture and equipment.
- 6 Loose technology equipment (i.e. Computers, Printers, Etc.)
- 7 Telecom / security / equipment devices & wiring excluded. AV Equipment & wiring excluded.
- 8 Conduits, raceways, back boxes only included for Telecoms / security.
- 9 Builder's Risk Insurance.
- 10 Special seismic requirements.
- 11 Third party commissioning costs.
- 12 Work associated with the removal or remediation of contaminated soils, underpinning of existing foundations, unsuitable soil, unidentified underground obstructions or any other unsuitable materials including the haul in of replacement material.
- 13 Geotechnical engineering.
- 14 Utility company back charges and user fees/surcharges.
- 15 Testing or inspection services, as required by State Building Code or other: concrete, soils, pavement, fireproofing.
- 16 Costs associated with air monitoring/clearance sampling.
- 17 Sales Tax
- 18 Tenant relocation costs

11-05-2013		City of Newton - War Memorial Elevator Newton, MA Design Development Estimate	
Architect: Goldman Reindorf Architects, Inc.			
Total Project Estimate			
		Est. Cost	One line specification or comments
024100	Demolition	50,747	
027000	Abatement	5,000	Allowance
031000	Concrete Formwork	16,015	
032000	Concrete Flatwork	4,085	
040000	Masonry	70,720	
051000	Structural Steel Framing	4,104	
055000	Metal Fabrications	-	
061000	Rough Carpentry	5,015	
064000	Interior Architectural Woodwork	16,215	
070000	Waterproofing & Damp-proofing	6,500	
075000	Roofing	-	
079200	Joint Sealants & Caulking	1,000	
081000	Doors, Frames and Hardware	16,560	
088000	Glazing	-	
092000	Gypsum Board Assemblies	16,776	
094000	Terrazzo Flooring	4,540	
095000	Acoustical Panel Ceiling	-	
096500	Resilient Tile Flooring	5,980	
096800	Carpet	1,730	
099000	Painting	4,160	
101100	Specialties	680	
110000	Equipment	-	
120000	Furnishings	-	
130000	Special Construction	-	
140000	Conveying Equipment	117,000	
210000	Fire Protection	-	
220000	Plumbing	-	
230000	HVAC	12,800	
260000	Electrical	31,150	
310000	Building Sitework	-	
	Subtotal for Direct Costs	390,777	
	General Conditions	54,800	14.0%
	General Requirements	19,600	5.0%
	General Contractor Fee	19,600	5.0%
	Subtotal ECC Before Contingencies	484,777	
	Contingencies		
	Design Contingency	24,300	5%
	Phasing and Temporary Work	-	0%
	Escalation Contingency	-	0%
	Total ECC with Contingencies	\$509,077	

11-05-2013

City of Newton - War Memorial Elevator
Newton, MA
Design Development Estimate

Architect: Goldman Reindorf Architects, Inc.

Building Project Cost

Code	Description	Quantity	Unit	Rate	Assembly Cost
024100	Demolition				\$ 50,747
	Temporary barriers for demo, L/M	8	HRS	\$ 125.00	\$ 1,000
	Sawcutting of extg basement slab	192	LF	\$ 6.00	\$ 1,152
	Level B deck SOG	142	SF	\$ 30.00	\$ 4,260
	Hand excavation for elev matt slab	1	DY	\$ 5,100.00	\$ 5,100
	Bracing and lagging for for pit excavation	1	LS	\$ 3,040.00	\$ 3,040
	Dispose of excess materials	12	CY	\$ 60.00	\$ 720
	Prep soil for new pit footing	1	LS	\$ 3,800.00	\$ 3,800
	Backfill for elev pit	1	DY	\$ 1,700.00	\$ 1,700
	Interior wall demo for new work	25	LF	\$ 50.00	\$ 1,250
	Demo door units	3	EA	\$ 30.00	\$ 90
	Level 1 deck demo	63	SF	\$ 30.00	\$ 1,890
	Level 2 deck demo	63	SF	\$ 30.00	\$ 1,890
	Level 3 deck demo	63	SF	\$ 30.00	\$ 1,890
	Demo and salvage marble flooring	90	SF	\$ 6.00	\$ 540
	Demo and salvage light fixtures	2	EA	\$ 20.00	\$ 40
	Demo carpet and layered flooring	311	SF	\$ 5.00	\$ 1,555
	Demo light fixtures	4	EA	\$ 25.00	\$ 100
	Dumpster for debris removal	1	EA	\$ 730.00	\$ 730
	Dewatering efforts for new elevator pit	1	ALW	\$ 20,000.00	\$ 20,000
027000	Abatement				\$ 5,000
	Abatement of extg conditions, TBD	1	ALW	\$ 5,000.00	\$ 5,000
031000	Concrete Formwork				\$ 16,015
	Matt slab	145	SF		\$ -
	formwork	145	SF	\$ 15.00	\$ 2,175
	Concrete materials, 14"	7	CY	\$ 115.00	\$ 805
	Reinforcing	1,750	LBS	\$ 1.40	\$ 2,450
	Concrete pumping	1	DY	\$ 800.00	\$ 800
	Walls	32	LF		\$ -
	formwork	32	LF	\$ 150.00	\$ 4,800
	Concrete materials	9	CY	\$ 115.00	\$ 1,035
	Reinforcing	2,250	LBS	\$ 1.40	\$ 3,150
	Concrete pumping	1	DY	\$ 800.00	\$ 800
032000	Concrete Flatwork				\$ 4,085
	Patch extg slab for elev work	1	DY	\$ 1,560.00	\$ 1,560
	Concrete elev shaft cover	63	SF	\$ -	\$ -
	formwork	63	SF	\$ 20.00	\$ 1,260
	Concrete materials, 4"	1	CY	\$ 115.00	\$ 115
	Reinforcing	250	LBS	\$ 1.40	\$ 350
	Concrete pumping	1	DY	\$ 800.00	\$ 800
040000	Masonry				\$ 70,720
	New CMU elev shaft construction, reinf, solid grout	1,540	SF	\$ 40.00	\$ 61,600
	New CMU walls	228	SF	\$ 40.00	\$ 9,120
051000	Structural Steel Framing				\$ 4,104
	Hoist beam	1	EA	\$ 1,800.00	\$ 1,800
	Elev door lintels	6	EA	\$ 300.00	\$ 1,800
	Elev shaft metal decking	63	SF	\$ 8.00	\$ 504
055000	Metal Fabrications				\$ -
	NIC	1			\$ -
061000	Rough Carpentry				\$ 5,015

11-05-2013

City of Newton - War Memorial Elevator
Newton, MA
Design Development Estimate

Architect: Goldman Reindorf Architects, Inc.

Building Project Cost

Code	Description	Quantity	Unit	Rate	Assembly Cost
	Temp floor supports for new elevator shaft, levels 1-3	4	DY	\$ 1,180.00	\$ 4,720
	Decorative alum grille, 2 x 2'	1	EA	\$ 295.00	\$ 295
064000	Interior Architectural Woodwork				\$ 16,215
	Level 1, new crown molding	87	LF	\$ 15.00	\$ 1,305
	Level 1, chair rail	72	LF	\$ 30.00	\$ 2,160
	Level 2, new crown molding	10	LF	\$ 15.00	\$ 150
	Level 2, paneling system, Lobby	90	SF	\$ 70.00	\$ 6,300
	Level 2, paneling system, Stair Vestibule	90	SF	\$ 70.00	\$ 6,300
070000	Waterproofing & Damp-proofing				\$ 6,500
	Elevator pit waterproofing	1	LS	\$ 6,500.00	\$ 6,500
075000	Roofing				\$ -
	NIC				\$ -
079200	Joint Sealants & Caulking				\$ 1,000
	Exterior caulking	1	DY	\$ 1,000.00	\$ 1,000
081000	Doors, Frames and Hardware				\$ 16,560
	Interior				\$ -
	Extg doors, 6070, door actuator	1	EA	\$ 6,500.00	\$ 6,500
	D1 Door unit, 3070				\$ -
	Frame, HM	1	EA	\$ 130.00	\$ 130
	Door, Steel	1	EA	\$ 650.00	\$ 650
	Hardware sets	1	EA	\$ 800.00	\$ 800
	Install doors and hardware	1	EA	\$ 340.00	\$ 340
	D2 Door unit, 6070				\$ -
	Frame, WD	1	EA	\$ 600.00	\$ 600
	Door, WD	2	EA	\$ 800.00	\$ 1,600
	Hardware sets	2	EA	\$ 600.00	\$ 1,200
	Install doors and hardware	2	EA	\$ 340.00	\$ 680
	D3 Door unit, 3070				\$ -
	Frame, WD	1	EA	\$ 600.00	\$ 600
	Door, WD	1	EA	\$ 800.00	\$ 800
	Hardware sets	1	EA	\$ 600.00	\$ 600
	Install doors and hardware	1	EA	\$ 340.00	\$ 340
	D4 Door unit, 3070				\$ -
	Frame, HM	1	EA	\$ 130.00	\$ 130
	Door, Steel	1	EA	\$ 650.00	\$ 650
	Hardware sets	1	EA	\$ 600.00	\$ 600
	Install doors and hardware	1	EA	\$ 340.00	\$ 340
088000	Glazing				\$ -
	NIC				\$ -
092000	Gypsum Board Assemblies				\$ 16,776
	Type 3, furred	408	SF	\$ 6.00	\$ 2,448
	Type 4	168	SF	\$ 10.00	\$ 1,680
	Type 5, 1/2 studs, GWB 1S	36	SF	\$ 8.00	\$ 288
	Type 6, 3 5/8 studs, GWB 2S, FR	168	SF	\$ 15.00	\$ 2,520
	Extg wall patching	3	DY	\$ 850.00	\$ 2,550
	GWB for duct enclosure, 2 HR	3	DY	\$ 850.00	\$ 2,550
	GWB patching	2	DY	\$ 850.00	\$ 1,700
	Cigs patching, plaster	1	DY	\$ 1,540.00	\$ 1,540
	GWB soffits	1	LS	\$ 1,500.00	\$ 1,500
094000	Terrazzo Flooring				\$ 4,540
	New terrazzo & patching	98	SF	\$ 30.00	\$ 2,940
	Salvaged marble tile install	20	SF	\$ 80.00	\$ 1,600
095000	Acoustical Panel Ceiling				\$ -
	NIC	1			\$ -
096500	Resilient Tile Flooring				\$ 5,980
	Terrazzo floor patching	1	LS	\$ 2,500.00	\$ 2,500

11-05-2013

City of Newton - War Memorial Elevator
Newton, MA
Design Development Estimate

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Building Project Cost

Code	Description	Quantity	Unit	Rate	Assembly Cost
	New flooring	1	LS	\$ 480.00	\$ 480
	Extg flooring patch from demo	1	LS	\$ 3,000.00	\$ 3,000
096800	Carpet				\$ 1,730
	New carpet, furnish	27	YD	\$ 30.00	\$ 810
	New carpet, install	1	DY	\$ 920.00	\$ 920
099000	Painting				\$ 4,160
	Paint new walls	1	LS	\$ 3,160.00	\$ 3,160
	Touch up extg wall conditions	1	LS	\$ 1,000.00	\$ 1,000
101100	Specialties				\$ 680
	Door signage	8	EA	\$ 85.00	\$ 680
110000	Equipment				\$ -
	NIC	1			\$ -
120000	Furnishings				\$ -
	NIC	1			\$ -
130000	Special Construction				\$ -
	NIC	1			\$ -
140000	Conveying Equipment				\$ 117,000
	New elevator, in-line, 3 stop, 2,100 LB @ 100 FPM	1	EA	\$ 117,000.00	\$ 117,000
210000	Fire Protection				\$ -
	NIC	1			\$ -
220000	Plumbing				\$ -
	Extg in wall piping, ETR	1	LS	\$ -	\$ -
230000	HVAC				\$ 12,800
	New exhaust fans	1	LS	\$ 1,600.00	\$ 1,600
	New ductwork	1	LS	\$ 8,400.00	\$ 8,400
	Louvers	1	EA	\$ 500.00	\$ 500
	ACD with controls	1	LS	\$ 2,300.00	\$ 2,300
260000	Electrical				\$ 31,150
	Make-safe for demo	1	LS	\$ 1,300.00	\$ 1,300
	Salvage and reinstall light fixtures	3	EA	\$ 480.00	\$ 1,440
	New light fixture	4	EA	\$ 470.00	\$ 1,880
	New outlets	9	EA	\$ 180.00	\$ 1,620
	New switches	3	EA	\$ 170.00	\$ 510
	New brass feature light fixture	1	EA	\$ 1,300.00	\$ 1,300
	Power wiring for new elevator	1	LS	\$ 8,800.00	\$ 8,800
	New subpanel work for elevator	1	LS	\$ 3,500.00	\$ 3,500
	New feeder and wiring for disconnects		LF	\$ 35.00	\$ -
	Disconnect switch, 200A	1	EA		
	Disconnect switch, size TBD	1	EA		
	New Fire Alarm devices	1	LS	\$ 2,320.00	\$ 2,320
	New Fire Alarm contacts	1	LS	\$ 4,500.00	\$ 4,500
	New FA tie ins	1	LS	\$ 1,900.00	\$ 1,900
	FA programming and testing	1	LS	\$ 2,080.00	\$ 2,080
310000	Earthwork				\$ -
	NIC	1			\$ -
	Direct Cost For Above Work				\$ 390,777

11-05-2013

City of Newton - War Memorial Elevator
Newton, MA
Design Development Estimate

Architect: Goldman Reindorf Architects, Inc.

Estimate Comparison

		Est. Cost	Feasibility Estimate	Difference	
			03-28-2013		
024100	Demolition	50,747	13,750	36,997	
027000	Abatement	5,000	-	5,000	
031000	Concrete Formwork	16,015	16,105	-90	
032000	Concrete Flatwork	4,085	4,560	-475	
040000	Masonry	70,720	61,600	9,120	
051000	Structural Steel Framing	4,104	2,360	1,744	
055000	Metal Fabrications	-	-	0	
061000	Rough Carpentry	5,015	13,320	-8,305	
064000	Interior Architectural Woodwork	16,215	3,000	13,215	
070000	Waterproofing & Damp-proofing	6,500	-	6,500	
075000	Roofing	-	1,200	-1,200	
079200	Joint Sealants & Caulking	1,000	-	1,000	
081000	Doors, Frames and Hardware	16,560	12,350	4,210	
088000	Glazing	-	-	0	
092000	Gypsum Board Assemblies	16,776	19,364	-2,588	
094000	Terrazzo Flooring	4,540	-	4,540	
095000	Acoustical Panel Ceiling	-	-	0	
096500	Resilient Tile Flooring	5,980	5,980	0	
096800	Carpet	1,730	-	1,730	
099000	Painting	4,160	4,160	0	
101100	Specialties	680	-	680	
110000	Equipment	-	-	0	
120000	Furnishings	-	-	0	
130000	Special Construction	-	-	0	
140000	Conveying Equipment	117,000	98,000	19,000	
210000	Fire Protection	-	-	0	
220000	Plumbing	-	4,000	-4,000	
230000	HVAC	12,800	12,800	0	
260000	Electrical	31,150	34,150	-3,000	
310000	Building Sitework	-	-	0	
	Subtotal for Direct Costs	390,777	306,699	84,078	
		-	-	-	
	General Conditions	54,800	46,100	8,700	
	General Requirements	19,600	15,400	4,200	
	General Contractor Fee	19,600	15,400	4,200	
	Subtotal ECC Before Contingencies	484,777	383,599	101,178	
	Contingencies				
	Design Contingency	24,300	23,100	1,200	
	Phasing and Temporary Work	-	-	0	
	Escalation Contingency	-	-	0	
	Total ECC with Contingencies	\$509,077	406,699	102,378	

11-05-2013

City of Newton - War Memorial Elevator
 Newton, MA
 Design Development Estimate

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Alternates

Code	Description	Quantity	Unit	Rate	Assembly Cost
ALT #1	New bronze railing				
	New bronze railing, 12" H, furnish	50	LF	\$ 100.00	\$ 5,000
	New bronze railing, 12" H, install	1	LS	\$ 1,700.00	\$ 1,700
	Subtotal for Direct Cost				\$ 6,700
	General Conditions		%	14.00%	\$ 1,000
	General Requirements		%	5.00%	\$ 400
	General Contractor Fee		%	5.00%	\$ 400
	Subtotal for Construction Cost				\$ 8,500
	Design Contingency		%	5.00%	\$ 500
	Phasing and Temporary Work		%	0.00%	\$ -
	Escalation Contingency		%	0.00%	\$ -
ALT #1	Total Alternate Cost			ADD	\$ 9,000