



10 Common Road
Post Office Box 128
Ashby, Massachusetts 01431-0128
(978) 386-2473
(978) 386-2474 (facsimile)

October 2, 2018

Evaluation of Options Conceptual Construction Budgets

Architect's Project 17049

Alterations

Municipal Offices

Thomas Passios Building
Lunenburg, Massachusetts

Budget Cost Evaluation:

Cost per Square Foot Component

\$ 11	Hazardous materials abatement, based on the study by The Vertex Companies, Inc.
9	Building demolition based on \$6.20 per square foot for entire building demolition by The Vertex Companies, Inc. in 2018 and on \$8.5 per square foot by Tappe Architects for demolition of 22,500 square feet in 2016. The cost per square foot is greater for lesser area demolished.
168	Alterations based on cost statement of Tappe Architects in 2016 with two-year cost escalation and scope of work increases as follows: Add: \$20 per square foot for roofing 8 per square foot for plumbing systems 18 per square foot for mechanical systems 11 per square foot for electrical systems

Alterations budget includes:

- 15 percent Design and Pricing Contingency
- 10 percent General Conditions
- 5 percent Overhead and Profit
- 3 percent Bonds, Insurance, and Permits

Site Work: Amount included for adding surface parking, site accessibility modifications, walkways, and surface improvement directly related to the size of the building and does not include underground electric service or developing recreation space.

Project Costs: Project costs are an incremental costs added to the construction budgets for costs beyond the construction costs. The budgets do not include the following project costs:

- Professional services fees (estimated at 8 percent to 10 percent)
- Abatement Monitoring (estimated at 15 percent to 20 percent)
- Clerk of the Works (estimated at \$12,000 to 15,000 per month)
- Administrative costs
- Cost of Financing
- Miscellaneous

Option Evaluation:

Option 1: Building with Rental Space and Expansion Space

Option 1 includes demolishing the 1,610 square foot 1970's addition to the westerly end of the rear wing and retaining the remaining entire 49,850 square foot structure that was constructed in 1952.

Approximately 42,790 square feet is dedicated to municipal offices and approximately 7,060 remains as potential income generating space.

There is expansion built in to the office wing because the classroom spaces are assigned to the office functions without adjusting wall locations. Accordingly, the spaces are larger than is needed to meet the program resulting in additional space within each department.

The classroom access to the gymnasium is past spaces with limited access by municipal employees and with access prohibited to supervised access only by the public.

Construction Budget:

Cost	Component
\$ 16,100	Hazardous materials abatement, pre-demolition
14,400	Building demolition
549,850	Hazardous materials abatement, pre-alterations
8,374,800	Alterations
<u>\$ 500,000</u>	Site Work
\$ 9,455,150	Construction

Option 2: Building with Expansion Space

Option 2 includes demolishing the 1,610 square foot 1970's addition to the westerly end of the rear wing, demolishing 7,060 square feet of the rear wing, and retaining the remaining 42,790 square feet of building.

Approximately 42,790 square feet is dedicated to municipal offices.

There is expansion built in to the office wing because the classroom spaces are assigned to the office functions without adjusting wall locations. Accordingly, the spaces are larger than is needed to meet the program resulting in additional space within each department.

The classroom access to the gymnasium is past spaces with limited access by municipal employees and with access prohibited to supervised access only by the public.

Construction Budget:

Cost	Component
\$ 86,700	Hazardous materials abatement, pre-demolition
78,030	Building demolition
479,250	Hazardous materials abatement, pre-alterations
7,188,720	Alterations
<u>\$ 350,000</u>	Site Work
\$ 8,182,700	Construction

Option 3: Building to Space Program

Option 3 includes demolishing the 1970's addition to the westerly end of the rear wing, demolishing the 11,860 square foot rear wing which was originally designed as an addition, and retaining the remaining 37,980 square feet of building.

Approximately 37,980 square feet is dedicated to municipal offices.

The spaces in the municipal wing are adjusted to meet the space program requirements. The difference between the original Tappe Architects space program and the Option 3 space program is the Record Retention Room, the larger Television Studio, and the two Classrooms in the school district area.

The classroom access to the gymnasium is direct with limited access by municipal employees and with access prohibited to the public. Toilets for students are retained within the student corridor.

Construction Budget:

Cost	Component
\$ 130,460	Hazardous materials abatement, pre-demolition
106,740	Building demolition
435,490	Hazardous materials abatement, pre-alterations
6,380,640	Alterations
<u>\$ 350,000</u>	Site Work
\$ 7,403,330	Construction