



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
<u>Division 2 - Existing Conditions</u>													
None													
<u>Division 3 - Concrete</u>													
3	1	Remove and replace non-compliant exterior concrete egress stairs (average rise 4', average width 7')	1	2	EA	\$ 8,375	\$ 10,000	\$ -	\$ 18,375	\$ 36,750	\$ -	\$ -	\$ 36,750
<u>Division 4 - Masonry</u>													
4	1	Exterior masonry repointing allowance	1	1	EA	\$ 26,250	\$ -	\$ -	\$ 26,250	\$ 26,250	\$ -	\$ -	\$ 26,250
4	2	Interior masonry repointing allowance	1	1	EA	\$ 15,750	\$ -	\$ -	\$ 15,750	\$ 15,750	\$ -	\$ -	\$ 15,750
4	3	Rebuild areas of interior brick wall (west stair of B-Wing) where there has been out of plane shifting between units.	1	100	SF	\$ 34	\$ 19	\$ -	\$ 53	\$ 5,300	\$ -	\$ -	\$ 5,300
4	4	Stone and terracota repair allowance	1	1	EA	\$ 15,750	\$ -	\$ -	\$ 15,750	\$ 15,750	\$ -	\$ -	\$ 15,750
4	5	Remove and replace front stoop, stairs, and ramp - provide new 4' foundations w/ footings; 5' high plinth of 4" brick cavity wall over 8" cast concrete walls; cast concrete stairs, landings, and ramp; 75 LF of 8" high x 14" wide cast stone cap, painted galv steel handrails and guardrails	1	1	EA	\$ 12,600	\$ 18,900	\$ -	\$ 31,500	\$ 31,500	\$ -	\$ -	\$ 31,500
4	6	N/A											
<u>Division 5 - Metals</u>													
5	1	Remove and replace exterior egress stairs for gymnasium in their entirety, including railings, structure, roof framing, brick plinth, concrete slab & foundations, cladding, etc. (Typical for 2)	1	1	EA	\$ 12,600	\$ 18,900	\$ -	\$ 31,500	\$ 31,500	\$ -	\$ -	\$ 31,500
5	2	At all interior stairs, remove all existing guardrails and handrails - extend existing posts for new guardrail (except along walls), install 42" guard with 1-1/2" O.D. steel pipe top & bottom rails, 3/4" solid balusters @ 4" o.c., new 1-1/2" O.D. steel pipe handrails on both sides, paint all steel including existing stringers	1	12	FLIGHTS	\$ 2,100	\$ 3,150	\$ -	\$ 5,250	\$ 63,000	\$ -	\$ -	\$ 63,000
5	3	Provide compliant handrails and guardrails at new exterior concrete egress stairs (average rise 4')	1	6	EA	\$ 3,150	\$ 4,725	\$ -	\$ 7,875	\$ 47,250	\$ -	\$ -	\$ 47,250
5	4	Provide proper access to B wing attic with a 15' tall steel ladder, mount to floor and wall, 24" wide, rungs @ 12" oc	1	1	EA	\$ 1,050	\$ 1,575	\$ -	\$ 2,625	\$ 2,625	\$ -	\$ -	\$ 2,625
5	5	Remove existing deteriorated lintels and install new galvanized steel lintel and flashings (12 windows at B-Wing)	1	12	EA	\$ 1,995	\$ 630	\$ -	\$ 2,625	\$ 31,500	\$ -	\$ -	\$ 31,500



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
Division 6 - Wood													
6	1	Rebuild wood-framed ramps for compliant slope and landings in A wing second floor classroom corridor and within B wing in front of the media center and resource room on the second and third floors respectively.	1	3	EA	\$ 945	\$ 630	\$ -	\$ 1,575	\$ 4,725	\$ -	\$ -	\$ 4,725
6	2	Sister existing 2x12 flat roof rafters at 16" on center with full length 1.75x11.875 LVL's (south flat roof of 1917 portion of B-Wing)	1	2,000	SF	\$ 14	\$ 12	\$ -	\$ 26	\$ 52,000	\$ -	\$ -	\$ 52,000
6	3	Wind uplift improvements for south classroom gable roof at A-wing: Install Simpson H2.5 hurricane clips from each rafter to supporting beam.	1	380	EA	\$ 22	\$ 15	\$ -	\$ 37	\$ 14,060	\$ -	\$ -	\$ 14,060
6	4	Wind uplift improvements for south classroom gable roof at A-wing: Install 2x8 collar ties (16 foot length) at intermediate rafter locations.	1	64	EA	\$ 26	\$ 21	\$ -	\$ 47	\$ 3,008	\$ -	\$ -	\$ 3,008
6	5	Wind uplift improvements for south classroom gable roof at A-wing: Install pair of Simpson AC4 post caps at each post to beam connection.	1	128	EA	\$ 26	\$ 21	\$ -	\$ 47	\$ 6,016	\$ -	\$ -	\$ 6,016
6	6	Wind uplift improvements for south classroom gable roof at A-wing: Install Simpson LTT19 strap anchor at each post base anchored into attic concrete slab with 1/2"x4" wedge anchor.	1	128	EA	\$ 26	\$ 21	\$ -	\$ 47	\$ 6,016	\$ -	\$ -	\$ 6,016
6	7	Wind uplift improvements for 1917 flat roof: Install 4x4x3/16 continuous angle bolted to exterior and interior brick bearing walls with 1/2" diameter epoxy anchors at 16" on center and bolted into underside of each rafter with 3/8" diameter x3" lag bolt.	1	300	LF	\$ 38	\$ 30	\$ -	\$ 68	\$ 20,400	\$ -	\$ -	\$ 20,400
6	8	Seismic improvements for 1917 floors: Install 4x4x3/16 continuous angle bolted to exterior and interior brick bearing walls with 1/2" diameter epoxy anchors at 16" on center and bolted into underside of each floor joist with 3/8" diameter x3" lag bolt.	1	600	LF	\$ 38	\$ 30	\$ -	\$ 68	\$ 40,800	\$ -	\$ -	\$ 40,800
Division 7 - Thermal & Moisture Envelope													
7	1	Fully strip all EPDM roofs and replace with new TPO membrane, 1/2" coverboard, and 2" additional polyiso insulation - no haz mat incl	1	25,000	SF	\$ 12	\$ 7	\$ -	\$ 19	\$ 475,000	\$ -	\$ -	\$ 475,000
7	2	Remove and replace roof edges on all flat roofs (1753 LF total)	1	2,000	LF	\$ 18	\$ 20	\$ -	\$ 38	\$ 76,000	\$ -	\$ -	\$ 76,000
7	3	N/A											
7	4	Remove and replace copper cladding on HVAC sheds on B wing roof (2 @ 200 SF ea)	1	2	EA	\$ 6,300	\$ 4,200	\$ -	\$ 10,500	\$ 21,000	\$ -	\$ -	\$ 21,000
7	5	Replace failing metal panning at eave / cornice of A wing classrooms and gymnasium	1	1,000	LF	\$ 32	\$ 21	\$ -	\$ 53	\$ 53,000	\$ -	\$ -	\$ 53,000



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
7	6	Remove remains of tar and gravel room in attic of B wing - install one layer of 1/2" plywood subfloor over entire area - no haz mat incl.	1	2,500	SF	\$ 22	\$ 15	\$ -	\$ 37	\$ 92,500	\$ -	\$ -	\$ 92,500
7	7	Remove and replace all batt insulation and vapor barrier in the attic of B wing - ROOF, 10" thick - no haz mat incl	1	3,500	SF	\$ 11	\$ 5	\$ -	\$ 16	\$ 55,300	\$ -	\$ -	\$ 55,300
7	8	Remove and replace all batt insulation and vapor barrier in the attic of B wing - WALLS, 6" thick - no haz mat incl.	1	550	SF	\$ 7	\$ 4	\$ -	\$ 11	\$ 5,830	\$ -	\$ -	\$ 5,830
7	9	Remove all caulk at GFRP and B wing - clean joint, prep, and recaulk	1	800	LF	\$ 9	\$ 7	\$ -	\$ 16	\$ 12,960	\$ -	\$ -	\$ 12,960
7	10	Remove gable stucco walls to backup wall - reclad with insulated metal panel	1	2,600	SF	\$ 43	\$ 25	\$ -	\$ 68	\$ 176,800	\$ -	\$ -	\$ 176,800
Division 8 - Openings													
8	1	Remove and replace all windows with aluminum double-hungs with insulated low-E argon-filled glazing (assume 3'x6' opn'g, excl. upper gym windows) incl. perimeter sealant & spray foam insul	1	400	EA	\$ 1,045	\$ 530	\$ -	\$ 1,575	\$ 630,000	\$ -	\$ -	\$ 630,000
8	2	Restore existing fan light over door (8' wide half-circle) @ A wing	1	1	EA	\$ 320	\$ 100	\$ -	\$ 420	\$ 420	\$ -	\$ -	\$ 420
8	3	Restore existing fan light over door (6 wide half-circle) @ B wing main entrance	1	1	EA	\$ 215	\$ 100	\$ -	\$ 315	\$ 315	\$ -	\$ -	\$ 315
8	4	Remove fixed panels below windows of A wing classrooms and lockers - replace with insulated metal panel	1	1,200	SF	\$ 43	\$ 25	\$ -	\$ 68	\$ 81,600	\$ -	\$ -	\$ 81,600
8	5	Remove metal clad and original wood trim pilaster covers between windows on the first floor gymnasium and second floor connector portions of A wing and replace with insulated metal panel (35 @ 2'x6' ea)	1	420	SF	\$ 43	\$ 25	\$ -	\$ 68	\$ 28,560	\$ -	\$ -	\$ 28,560
8	6	Remove glass block walls with windows of upper gymnasium, including all reinforcing steel, and replace with insulated translucent panels (Kalwall) with supplemental steel support(s) as req'd	1	4,500	SF	\$ 53	\$ 27	\$ -	\$ 79	\$ 355,500	\$ -	\$ -	\$ 355,500
8	7	Remove and replace all exterior metal doors and frames and replace with insulated painted galv metal doors and grouted painted galv metal frames - SINGLE	1	10	EA	\$ 300	\$ 960	\$ -	\$ 1,260	\$ 12,600	\$ -	\$ -	\$ 12,600
8	8	Remove and replace all exterior metal doors and frames and replace with insulated painted galv metal doors and grouted painted galv metal frames - PAIR	1	15	EA	\$ 400	\$ 2,120	\$ -	\$ 2,520	\$ 37,800	\$ -	\$ -	\$ 37,800
8	9	N/A	1	3,300	SF	\$ 50	\$ 100	\$ -	\$ 150	\$ 495,000	\$ -	\$ -	\$ 495,000
8	10	Remove and replace existing wood or metal louver with 5" deep storm-resistant aluminum louver - 16"x40" ea	1	35	EA	\$ 106	\$ 262	\$ -	\$ 368	\$ 12,880	\$ -	\$ -	\$ 12,880
8	11	Remove and replace existing wood or metal louver with 5" deep storm-resistant aluminum louver - 30"x36" ea	1	20	EA	\$ 106	\$ 262	\$ -	\$ 368	\$ 7,360	\$ -	\$ -	\$ 7,360
8	12	N/A	1	15	EA	\$ 100	\$ 250	\$ -	\$ 350	\$ 5,250	\$ -	\$ -	\$ 5,250



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
<u>Division 10 - Specialties</u>													
10	1	Replace existing fire extinguishers with new semi-recessed cabinets at proper ADA heights. (assume 30 locations)	3	30	EA	\$ 100	\$ 400	\$ -	\$ 500	\$ -	\$ -	\$ 15,000	\$ 15,000
10	2	Install braille signage throughout facility - directional and way-finding signage included (Based on bldg floor area)	1	82,418	SF	\$ 0.20	\$ 0.35	\$ -	\$ 0.55	\$ 45,330	\$ -	\$ -	\$ 45,330
10	3	N/A											
10	4	N/A											
10	5	N/A											
<u>Division 11 - Equipment</u>													
None													
<u>Division 12 - Furnishings</u>													
12	1	N/A											
12	2	N/A											
12	3	N/A											
12	4	N/A											
12	5	Replace 80' of bleachers, 8 rows high, with new bleachers with plastic seats and hideaway rail systems	2	100	LF	\$ 27	\$ 131	\$ -	\$ 158	\$ -	\$ 15,800	\$ -	\$ 15,800
12	6	Replace all window shades, blinds, curtains, etc. with new roller shades. (Based on bldg floor area)	3	82,418	SF	\$ 1.25	\$ 4.00	\$ -	\$ 5.25	\$ -	\$ -	\$ 432,695	\$ 432,695
<u>Division 13 - Special Construction</u>													
None													
<u>Division 14 - Conveying Equipment</u>													
14	1	N/A											
<u>Division 21 - Fire Protection</u>													
21	1	Install sprinklers throughout the entire building, including attics (+/- 17,000 SF) and crawlspaces (+/-7,500 SF) - limited existing sprinklers to be removed	1	106,918	SF	\$ 3.25	\$ 1.50	\$ -	\$ 4.75	\$ 507,861	\$ -	\$ -	\$ 507,861



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
Division 22 - Plumbing													
22	1	Provide new fixtures throughout Buildings A, B and C. Scope includes removing all fixtures and all associated piping within the existing chases back to existing stacks and risers located within existing chases. New installation includes new piping from all fixtures back to existing stacks and risers within existing chases. (see below for individual items)											
22	2	N/A											
22	3	N/A											
22	4	N/A											
22	5	Building A: Provide electric water cooler complete with all associated piping.	1	5	EA	\$ 1,715	\$ 1,105	\$ -	\$ 2,820	\$ 14,100	\$ -	\$ -	\$ 14,100
22	6	N/A											
22	7	N/A											
22	8	N/A											
22	9	N/A											
22	10	N/A											
22	11	N/A											
22	12	N/A											
22	13	Provide allowance to install new 2" ball type shut off valves throughout	2	30	EA	\$ 195	\$ 68	\$ -	\$ 263	\$ -	\$ 7,875	\$ -	\$ 7,875
22	14	Provide allowance to replace existing water heater and storage tanks with new AO Smith XP condensing water heater and two (2) 200 gallon ASME storage tanks.	3	1	EA	\$ 1,185	\$ 18,240	\$ -	\$ 19,425	\$ -	\$ -	\$ 19,425	\$ 19,425
Division 23 - Neating Ventilating and Air Conditioning													
23	1	Provide a central DDC energy management system, instead of local controls, for all new systems as discribed under Option "A" and "B" below. The system shall include a central computer, screen, software and all necessary devices.	2	82,418	SF	\$ 1.90	\$ 1.20	\$ -	\$ 3.10	\$ -	\$ 255,496	\$ -	\$ 255,496
23	2	Provide mechanical ventilation by the use of two fans in the crawlspace of A wing - include intake and exhaust louvers cut through the existing brick exterior wall	1	1	EA	\$ 1,000	\$ 3,290	\$ 750	\$ 5,040	\$ 5,040	\$ -	\$ -	\$ 5,040
23	3	Provide mechanical ventilation by the use of two fans in the crawlspace of C wing - include intake and exhaust ductwork run vertically through corridors walls, connecting the corridor crawlspace to roof intake and exhaust hoods	1	1	EA	\$ 1,000	\$ 3,290	\$ 750	\$ 5,040	\$ 5,040	\$ -	\$ -	\$ 5,040



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
23	4	Demolish existing steam heating piping. Provide new insulated hot water supply and return piping, a steam to hot water heat exchanger interfaced with the existing boilers, two end-suction circulating pumps, expansion tank, air separator etc and all associated controls. The existing pneumatic control system shall be abandoned. New DDC system control systems shall be provided.	1	82,418	SF	\$ 5.3	\$ 2.7	\$ -	\$ 7.9	\$ 651,102	\$ -	\$ -	\$ 651,102
23	5.1	N/A											
23	5.2	<u>Option B</u> - Provide heavy duty fin-tube radiation in every classroom. Provide a new gas-fired, separated combustion type heating ventilating units, as required, supplying 100% outside air to the classrooms and the corridors. Provide complete air distribution system. Provide DDC controls for all HVAC devices.	1	82,418	SF	\$ 6.8	\$ 5.8	\$ -	\$ 12.6	\$ 1,038,467	\$ -	\$ -	\$ 1,038,467
23	6	The existing boilers are dual fuel devices. However, only an oil feed is provided. Provide a natural gas feed for every boiler for the location of the existing gas meeter.	2	3	EA	\$ 4,190	\$ 1,585	\$ -	\$ 5,775	\$ -	\$ 17,325	\$ -	\$ 17,325
Division 26 - Electrical													
26	1	New Electric Service 120/208V 2500A. Scope includes site work for new utility transformer and new main electrical room.	2	1	LOT	\$ 30,925	\$ 170,075	\$ -	\$ 201,000	\$ -	\$ 201,000	\$ -	\$ 201,000
26	2	New Emergency/Standby Generator. Scope includes a 250KW packaged diesel generator, two transfer switches and three output breakers feeding the Fire Pump. Standby power (heating) and Life Safety egress lighting and signage.	2	1	LOT	\$ 10,500	\$ 15,750	\$ -	\$ 26,250	\$ -	\$ 26,250	\$ -	\$ 26,250
26	3	New Electrical Distribution including normal, standby and emergency distribution panels and panelboards throughout.	1	82,418	SF	\$ 0.70	\$ 3.00	\$ -	\$ 3.70	\$ 304,947	\$ -	\$ -	\$ 304,947
26	4	New Fire Alarm System. Scope includes a new voice evacuation system with detection in common areas, storage rooms and electric, mechanical and service areas.	1	82,418	SF	\$ 0.65	\$ 2.00	\$ -	\$ 2.65	\$ 218,408	\$ -	\$ -	\$ 218,408
26	5	New lighting and controls. Scope includes new direct/indirect lighting that allows for utility rebates with occupancy sensing in all areas.	1	82,418	SF	\$ 2.30	\$ 4.00	\$ -	\$ 6.30	\$ 519,233	\$ -	\$ -	\$ 519,233
26	6	New branch wiring and receptacles. Scope assumes all raceways will be surface mounted wiremold.	1	82,418	SF	\$ 2.15	\$ 1.00	\$ -	\$ 3.15	\$ 259,617	\$ -	\$ -	\$ 259,617
26	7	New technology infrastructure to include raceway and boxes only for wireless access points and data jacks.	1	82,418	SF	\$ 2.15	\$ 1.00	\$ -	\$ 3.15	\$ 259,617	\$ -	\$ -	\$ 259,617



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
26	8	New integrated communications sytem including clock, phone, voicemail and intercomm	2	82,418	SF	\$ 0.55	\$ 0.50	\$ -	\$ 1.05	\$ -	\$ 86,539	\$ -	\$ 86,539
<u>Division 31 - Earthwork / Sitework</u>													
31	1	Lower grade around B wing first-floor windows, north side	2	5,000	SF	\$ 1.15	\$ 2.00	\$ -	\$ 3.15	\$ -	\$ 15,750	\$ -	\$ 15,750
31	2	Provide drywell detention structure on the west side of A wing to address site pitch towards building	2	1	EA	\$ 3,150.00	\$ 7,350.00	\$ -	\$ 10,500	\$ -	\$ 10,500	\$ -	\$ 10,500
<u>Town Hall - Alterations / Renovations</u>													
A	1	Moderate demolition of interior non-load bearing partitions, finishes, ceilings, lockers, casework, etc. in existing building	1	82,418	SF	\$ 4.00	\$ -	\$ -	\$ 4	\$ 329,672	\$ -	\$ -	\$ 329,672
a	2	Demolition of C-wing in it's entirety, including foundations	1	13,018	SF	\$ 6.50	\$ -	\$ -	\$ 7	\$ 84,617	\$ -	\$ -	\$ 84,617
<u>Office (Departmental) Areas</u>													
B	1	New ACT ceilings, metal stud & gypsum board walls, carpet tile flooring, continuous painted wood base, painted wood casing over flat return HM frames, wood veneer doors	1	11,454	SF	\$ 9.60	\$ 14.40	\$ -	\$ 24	\$ 274,896	\$ -	\$ -	\$ 274,896
<u>Recreation Department</u>													
C	1	Rec Spaces: Painted concrete deck above, metal stud & gypsum board walls, sheet linoleum flooring, continuous resilient base, painted HM frames, wood veneer doors	1	5,274	SF	\$ 9.60	\$ 18.40	\$ -	\$ 28	\$ 147,672	\$ -	\$ -	\$ 147,672
C	2	Teen Room: New ACT ceilings, metal stud & gypsum board walls, resilient tile flooring, continuous resilient base, painted HM frames, wood veneer doors	1	925	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 21,275	\$ -	\$ -	\$ 21,275
C	3	Offices: New ACT ceilings, metal stud & gypsum board walls, carpet tile flooring, continuous resilient base, painted HM frames, wood veneer doors	1	951	SF	\$ 9.20	\$ 15.30	\$ -	\$ 25	\$ 23,300	\$ -	\$ -	\$ 23,300
C	4	Gymnasium: Refinish wood flooring, paint all walls, rehab existing bleachers, service existing divider curtain and basketball equipment, replace wall crash pads	3	8,541	SF	\$ 9.20	\$ 28.80	\$ -	\$ 38	\$ -	\$ -	\$ 324,558	\$ 324,558
<u>Town Archive</u>													
D	1	Offices: New ACT ceilings, metal stud & gypsum board walls, carpet tile flooring, continuous resilient base, painted HM frames, wood veneer doors	1	241	SF	\$ 9.20	\$ 15.30	\$ -	\$ 25	\$ 5,905	\$ -	\$ -	\$ 5,905
D	2	Long Term Storage: Painted concrete deck above, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	1,451	SF	\$ 9.60	\$ 14.40	\$ -	\$ 24	\$ 34,824	\$ -	\$ -	\$ 34,824
D	3	Departmental Storage: New ACT ceilings, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	927	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 21,321	\$ -	\$ -	\$ 21,321



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
<u>Senior Center</u>													
E	1	Offices, Library, & Computer Room: New ACT ceilings, metal stud & gypsum board walls, carpet tile flooring, continuous resilient base, painted HM frames, wood veneer doors	1	1,289	SF	\$ 9.20	\$ 14.40	\$ -	\$ 24	\$ 30,420	\$ -	\$ -	\$ 30,420
E	2	Function spaces: New ACT ceilings, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	4,187	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 96,301	\$ -	\$ -	\$ 96,301
E	3	Kitchen & Servery: New ACT Mylar-covered ceiling, metal stud & gypsum board, quarry tile floor & base, painted HM doors and frames and ceramic tile walls	1	762	SF	\$ 20.20	\$ 47.80	\$ -	\$ 68	\$ 51,816	\$ -	\$ -	\$ 51,816
E	4	New serving and kitchen equipment	1	762	SF	\$ 50.00	\$ 200.00	\$ -	\$ 250	\$ 190,500	\$ -	\$ -	\$ 190,500
E	5	Operable partition in Multipurpose Space	2	1	EA	\$ 20,000.00	\$ 30,000.00	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000
<u>Employee Break Room</u>													
F	1	Break Room: New ACT ceilings, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	271	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 6,233	\$ -	\$ -	\$ 6,233
<u>Existing Commercial Kitchen</u>													
G	1	Kitchen: Service existing kitchen equipment, new ACT mylar-covered ceiling, paint walls above extg tile wainscot	3	1,400	SF	\$ 5.60	\$ 2.40	\$ -	\$ 8	\$ -	\$ -	\$ 11,200	\$ 11,200
<u>Meeting Rooms</u>													
H	1	New ACT ceilings, metal stud & gypsum board walls, sheet linoleum flooring, continuous resilient base, painted HM frames, wood veneer doors	1	2,338	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 53,774	\$ -	\$ -	\$ 53,774
H	2	Operable partition between Meeting Rooms 1 and 3	2	1	EA	\$ 10,000.00	\$ 15,000.00	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 25,000
<u>Council Chambers</u>													
I	1	Council Chamber: T&G strip wood flooring, metal stud & gypsum board ceilings and walls, continuous stained wood base, stained wood trim over flat-return HM frames, wood veneer doors	1	3,155	SF	\$ 20.40	\$ 30.60	\$ -	\$ 51	\$ 160,905	\$ -	\$ -	\$ 160,905
i	2	Platform: curtains, traveler rigging, moderate-level performance lighting, raised platform framing, T&G strip wood flooring	1	693	SF	\$ 12.00	\$ 18.00	\$ -	\$ 30	\$ 20,790	\$ -	\$ -	\$ 20,790
i	3	Control Room: New ACT ceilings, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	100	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 2,300	\$ -	\$ -	\$ 2,300
1	4	Removal of the non-original third floor framing and columns infill to re-establish a double-height space for the council chamber	1	3,151	SF	\$ 2.00	\$ 3.00	\$ -	\$ 5	\$ 15,755	\$ -	\$ -	\$ 15,755



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
		<u>Community TV</u>											
J	1	New ACT ceilings, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	542	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 12,466	\$ -	\$ -	\$ 12,466
		<u>Corridors / Toilets / Mechanical</u>											
K	1	A-wing & Gymnasium wing Corridors (estimated): New ACT ceilings, metal stud & gypsum board walls, sheet linoleum floor, continuous resilient base, painted HM frames, wood veneer doors	1	8,242	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 189,566	\$ -	\$ -	\$ 189,566
K	2	B-wing Corridors (estimated): New ACT ceilings, metal stud & gypsum board walls, simulated wood plank vinyl floor, continuous wood base, painted wood trim over flat-return HM frames, wood veneer doors	1	12,362	SF	\$ 10.80	\$ 16.20	\$ -	\$ 27	\$ 333,774	\$ -	\$ -	\$ 333,774
K	3	Toilets (estimated): Ceramic tile floors and 4' high wainscot, metal studs & gypsum board walls, ACT ceilings, painted HM frames, wood veneer doors, phenolic toilet partitions, stainless steel toilet accessories, solid surface countertops, new china fixtures with automatic sensor flush valves	1	4,121	SF	\$ 22.00	\$ 33.00	\$ -	\$ 55	\$ 226,655	\$ -	\$ -	\$ 226,655
K	4	Storage (estimated): New ACT ceilings, metal stud & gypsum board walls, resilient tile floor, continuous resilient base, painted HM frames, wood veneer doors	1	4,120	SF	\$ 9.20	\$ 13.80	\$ -	\$ 23	\$ 94,760	\$ -	\$ -	\$ 94,760
K	5	Mechanical (estimated): Painted walls, painted HM doors and frames	1	6,299	SF	\$ 1.20	\$ 1.80	\$ -	\$ 3	\$ 18,897	\$ -	\$ -	\$ 18,897
		<u>New Construction</u>											
L	1	New 3-stop front-back entry machine-roomless elevator installed within existing footprint. Include floor demolition and re-framing around opening, new 8" CMU shaft	1	1	EA	\$ 100,000.00	\$ 150,000.00	\$ -	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000
L	2	New 3-stop front-back entry machine-roomless elevator installed adjacent to existing building. Include new 8" CMU shaft with brick veneer	1	1	EA	\$ 140,000.00	\$ 210,000.00	\$ -	\$ 350,000	\$ 350,000	\$ -	\$ -	\$ 350,000
L	3	New lobby vestibule with porcelain tile flooring, gypsum board walls and ceiling, structural steel roof framing, cantilevered roof overhangs, and PVC roofing. Full height aluminum storefront glazing and doors and entire perimeter	1	195	SF	\$ 68.00	\$ 102.00	\$ -	\$ 170	\$ 33,150	\$ -	\$ -	\$ 33,150
L	4	New steel-framed canopy at main entrance	1	500	SF	\$ 10.00	\$ 15.00	\$ -	\$ 25	\$ 12,500	\$ -	\$ -	\$ 12,500



Conceptual Cost Estimate
Scituate, MA
Conceptual Scope to Convert Gates MS into a Community Center, Senior Center, and Town Hall (Based on Scheme D)

DBVW Job #1200
 July 9, 2013
 Version 2.0

Division ID #	Work ID #	Work Description	Priority	Quantity		Unit Cost * (MA Prevailing Wage)				Priority Cost Allocation			Total Cost
				Qty	Qty UOM	Labor Cost per Unit	Material Cost per Unit	Equipment Cost per Unit	Total Cost per Unit	Priority One	Priority Two	Priority Three	
New Sitework													
M	1	Remove two tennis courts and existing parking area. Install new parking lot and drop-off area	1	15,400	SF	\$ 3.20	\$ 4.80	\$ -	\$ 8	\$ 123,200	\$ -	\$ -	\$ 123,200
M	2	New playground	2	5,800	SF	\$ 8.80	\$ 13.20	\$ -	\$ 22	\$ -	\$ 127,600	\$ -	\$ 127,600
M	3	New parking area at former C-wing location	1	28,900	SF	\$ 2.80	\$ 4.20	\$ -	\$ 7	\$ 202,300	\$ -	\$ -	\$ 202,300
M	4	Recondition and expand existing parking areas	1	32,250	SF	\$ 2.20	\$ 3.30	\$ -	\$ 6	\$ 177,375	\$ -	\$ -	\$ 177,375
M	5	New entry plaza including pavers, benches, and landscaping	2	3,000	SF	\$ 20.00	\$ 30.00	\$ -	\$ 50	\$ -	\$ 150,000	\$ -	\$ 150,000
M	6	New walking path, 5' wide	3	2,000	LF	\$ 2.40	\$ 3.60	\$ -	\$ 6	\$ -	\$ -	\$ 12,000	\$ 12,000
M	7	Remove existing track around soccer field	1	1	EA	\$ 20,000.00	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ 20,000
M	8	Adjust grade around entrances for ramps and/or level entry @ employee entrance & senior center	1	6,200	SF	\$ 2.45	\$ 1.05	\$ -	\$ 4	\$ 21,700	\$ -	\$ -	\$ 21,700
Total										\$ 10,746,792	\$ 989,135	\$ 814,878	\$ 11,512,338

General Notes & Comments

- All costs related to identification, testing, and/or abatement of hazardous material is excluded from this cost estimate
- All costs above are based on Massachusetts Prevailing Wages for July 2013 as required for all public projects.
- Owner's Soft Costs including, but not limited to, A/E fees, insurance, financing, bonding, testing, printing, moving, bid delivery, etc. are not included.
- N/A
- Site conditions including utilities, parking, fields, landscape, etc. beyond those mentioned in Divisions 31/32 and new Sitework sections above are excluded from this estimate and report.
- All costs above do not include delivery method (GC or CM), nor public bidding under MA Chapter 149. Both items can greatly inflate the final project scope and overall project cost.
- Quantities listed above are conceptual in scope and are not intended to represent true dimensional take-offs.
- Escalation has not been added