

**Sterling Old Town Hall  
Project Budget (Based on 2012 Estimate)**

<b>Task</b>	<b>Cost</b>	<b>Notes</b>
<b>Masonry</b>		
Misc. Masonry	2500	
<b>Masonry Subtotal</b>	<b>\$2,500.00</b>	
<b>Rough Carpentry</b>		
Replace Roof Sheathing	2430	
New 1/2" plywood sheathing	10125	
Reinforce Truss	8000	
Purlin Reinf HSS 8x8x3/8	18096	
Attic collar tie	4560	
Reinforce 6x10 column	5000	
New 6x6 Columns	2400	
New post @ entry wall	2400	
Entry porch transfer beam	2090	
Reinf. Porch column capital	4000	
Outer purlin reinforce	2000	
<b>Rough Carpentry Subtotal</b>	<b>\$61,101.00</b>	
<b>Roofing &amp; Flashing</b>		
Remove existing	3038	
Asphalt Shingle	16200	
Ice & Water Shield	9923	
Zinc coated copper cricket	1000	
Ridge vent	5850	
Snow guards	2500	
Gutter	4680	
Downspout	2640	
Misc. Flashing	3250	
<b>Roofing &amp; Flashing Subtotal</b>	<b>\$49,081.00</b>	
<b>Finishes</b>		
New ceiling at Event Hall	15000	
Misc. rated assemblies and repairs	9402	
Painting (Event Hall)	12000	
<b>Finishes Subtotal</b>	<b>\$36,402.00</b>	
<b>Renovation Subtotal</b>	<b>\$149,084.00</b>	
General Conditions	10% \$14,908.40	
General Administrative O&P	10% \$14,908.40	
P&P Bond	1.50% \$2,236.26	
Escalation	15% \$22,362.60	Per year - 3 years
<b>Construction Subtotal</b>	<b>\$203,499.66</b>	
Construction Contingency	10% \$20,349.97	
<b>Project Total</b>	<b>\$223,849.63</b>	

## 521 CMR: ARCHITECTURAL ACCESS BOARD

### 521 CMR 3.00: JURISDICTION

#### 3.1 SCOPE

All work performed on *public buildings or facilities* (see **521 CMR 5.00: DEFINITIONS**), including *construction, reconstruction, alterations, remodeling, additions, and changes of use* shall conform to 521 CMR.

- 3.1.1 To determine the scope of compliance, refer to **521 CMR 3.2, New Construction** and **521 CMR 3.3, Existing Buildings**. In the absence of jurisdiction by 521 CMR, 780 CMR: the State Building Code may apply.

#### 3.2 NEW CONSTRUCTION

All new construction of *public buildings/facilities* shall comply fully with 521 CMR.

#### 3.3 EXISTING BUILDINGS

All *additions to, reconstruction, remodeling, and alterations or repairs* of existing *public buildings or facilities*, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections in **521 CMR 3.00: JURISDICTION**.

For specific applicability of 521 CMR to existing multiple dwellings undergoing renovations, see **521 CMR 9.2.1**.

- 3.3.1 If the work being performed amounts to less than 30% of the *full and fair cash value* of the *building* and
- a. if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR
  - or
  - b. if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an *accessible public entrance* and an *accessible toilet room, telephone, drinking fountain* (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.

Exception: General maintenance and on-going upkeep of existing, underground transit facilities will not trigger the requirement for an *accessible entrance* and toilet unless the cost of the work exceeds \$500,000 or unless work is being performed on the *entrance* or toilet.

Exception: Whether performed alone or in combination with each other, the following types of *alterations* are not subject to **521 CMR 3.3.1**, unless the cost of the work exceeds \$500,000 or unless work is being performed on the entrance or toilet. (When performing exempted work, a memo stating the exempted work and its costs must be filed with the permit application or a separate building permit must be obtained.)

- a. **Curb Cuts:** The construction of *curb cuts* shall comply with **521 CMR 21.00: CURB CUTS**.

## 521 CMR: ARCHITECTURAL ACCESS BOARD

### 3.00: JURISDICTION

- b. *Alteration* work which is limited solely to electrical mechanical, or plumbing systems; to abatement of hazardous materials; or retrofit of automatic sprinklers **and** does not involve the *alteration* of any *elements* or *spaces* required to be *accessible* under 521 CMR. Where electrical outlets and controls are altered, they must comply with 521 CMR.
- c. Roof repair or replacement, window repair or replacement, repointing and masonry repair work.
- d. Work relating to septic system repairs, (including Title V, 310 CMR 15.00, improvements) site utilities and landscaping.

3.3.2 If the work performed, including the exempted work, amounts to 30% or more of the *full and fair cash value* (see 521 CMR 5.00) of the *building* the entire *building* is required to comply with 521 CMR.

- a. Where the cost of constructing an *addition* to a building amounts to 30% or more of the *full and fair cash value* of the existing *building*, both the *addition* and the existing *building* must be fully *accessible*.

3.3.3 Alterations by a tenant do not trigger the requirements of 521 CMR 3.3.1b and 3.3.2 for other tenants. However, *alterations, reconstruction, remodeling, repairs, construction, and changes in use* falling within 521 CMR 3.3.1b and 3.3.2, will trigger compliance with 521 CMR in areas of *public use*, for the owner of the *building*.

3.3.4 No *alteration* shall be undertaken which decreases or has the effect of decreasing accessibility or usability of a *building* or *facility* below the requirements for new *construction*.

3.3.5 If *alterations* of single *elements*, when considered together, amount to an alteration of a room or *space* in a *building* or *facility*, that *space* shall be made *accessible*.

3.3.6 No *alteration* of an existing *element*, space, or area of a *building* or *facility* shall impose a requirement for greater accessibility than that which would be required for new *construction*.

### 3.4 CHANGE IN USE

When the use of a *building* changes from a private use to one that is open to and used by the public, an *accessible entrance* must be provided, even if no work is being performed. When a portion of a *building* changes use from a private use to one that is open to and used by the public, then an *accessible route* must be provided from an *accessible entrance* even if no work is being performed.

3.4.1 RESERVED FOR FUTURE ACTION: Changes in use, from private to public, in private residential homes where no work is being performed.

### 3.5 WORK PERFORMED OVER TIME

When the work performed on a *building* is divided into separate phases or projects or is under separate *building* permits, the total cost of such work in any 36 month period shall be added together in applying 521 CMR 3.3, Existing Buildings.

## 521 CMR: ARCHITECTURAL ACCESS BOARD

### 3.00: JURISDICTION

#### 3.6 MULTIPLE USES

When a *building* is occupied by two or more uses, the Regulations which apply to each use shall apply to such parts of the *building* within that *use*.

##### 3.6.1 521 CMR 3.3, Existing Buildings shall apply based upon each *use* and not on the entire *building*.

Example: If a three story *building* valued at \$300,000 has one floor of retail *use* and two floors of residential *use*, the *full and fair cash value* of the retail portion shall be 1/3 of the total value which would be \$100,000.

#### 3.7 PARTIAL APPLICATION

When only a portion of a *building* is subject to 521 CMR, the *full and fair cash value* shall be prorated by the ratio of the square footage of that portion to the square footage of the whole *building*.

Example: Where the whole *building* is 100,000 square feet, the *full and fair cash value* is \$1,000,000, and the part subject to 521 CMR is 10,000 square feet (one-tenth of the total), then the *full and fair cash value* of the part subject to 521 CMR would be one-tenth of \$1,000,000 or \$100,000.

##### 3.7.1 If the *Board* determines that such prorating would cause an inequitable result, the *Board* may otherwise calculate the *full and fair cash value* of the portion of the *building*.

#### 3.8 OUTDOOR FACILITIES

For facilities where the *primary function areas* are outdoors, including but not limited to beaches, parks, picnic areas, playgrounds, and campsites, the *full and fair cash value* shall include the value of the land as well as any *buildings* or *facilities* on the land.

#### 3.9 HISTORIC BUILDINGS

An historic *building* or *facility* that is listed or is eligible for listing in the National or State Register of Historic Places or is designated as historic under appropriate state or local laws may be granted a *variance* by the *Board* to allow alternate accessibility. If a *variance* is requested on the basis of historical significance, then consultation with the Massachusetts Historical Commission is required in order to determine whether a building or facility is eligible for listing or listed in the National or State Register of Historic Places. The Massachusetts Historical Commission may request a copy of the proposed *variance* request and supporting documentation to substantiate the *variance* request and its effect on historic resources. A written statement from the Massachusetts Historical Commission is required with the application for *variance*.

#### 3.10 TEMPORARY STRUCTURES

Temporary *buildings* or *facilities*, including but not limited to reviewing stands, temporary classrooms, bleacher areas, exhibit areas, temporary banking facilities, temporary health screening services, or temporary pedestrian passageways around a *construction site*, shall comply with 521 CMR. Structures, *sites* and equipment directly associated with the actual processes of *construction*, such as scaffolding, bridging, materials hoists, or *construction* trailers, need not apply.

## 521 CMR: ARCHITECTURAL ACCESS BOARD

### 3.00: JURISDICTION

#### 3.11 SECURITY STRUCTURES

Accessibility is not required to observation galleries used primarily for security purposes.

#### 3.12 NON-OCCUPIABLE SPACES

Spaces accessed only by ladders, catwalks, crawl spaces, or freight (non-passenger) elevators, and frequented only by service personnel for repair purposes, are exempt. Such spaces may include, but are not limited to, elevator pits, elevator penthouses, piping or equipment catwalks.

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**Sterling Old Town Hall:  
Roof Restoration Project**

12/18/2014  
Spencer & Vogt Group, Inc.

Schedule	Task	Responsibility	Lynne Spencer, Principal, Preservation	Thomas Burgess, Project Manager	Nick Curtis, Architectural Designer	Structures North, Structural Engineer	TOTAL
tdb	<b>Agreement</b>						
	Acceptance of fee proposal and preparation of Agreement	Town of Sterling Architect (SVG)					
4 weeks	<b>Construction Documents</b>						
	Revise and update existing drawings - repackaged for newly defined scope of work, filed sub bidding for roofing	Architect (SVG) Structure's North	x	x	x	x	
	Assemble specifications with front end, bid form, filed sub bids, Municipal Requirements, etc.	Architect (SVG)		x	x		
	<b>Subtotal Hours</b>		<b>2</b>	<b>24</b>	<b>28</b>		<b>54</b>
	<b>Subtotal Fee</b>		<b>300</b>	<b>2,640</b>	<b>2,520</b>	<b>2,000</b>	<b>7,460</b>
6 weeks	<b>Bidding &amp; Contract Negotiation</b>						
	Confer with Town Official to review procurement process	Town of Sterling Architect (SVG)	x	x			
	Finalize contract documents for procurement (Printing, packaging)	Architect (SVG)		x	x		
	Participate in pre-bid meeting	Town of Sterling Architect (SVG)		x			
	Respond to questions and Issue addenda			x	x		
	Review bids, both filed sub-bids and general bids. Recommendations to Town.	Architect (SVG)	x	x			
	Provide assistance Town with contract for construction and Notice to Proceed.	Architect (SVG)		x			
	<b>Subtotal Hours</b>		<b>6</b>	<b>18</b>	<b>4</b>		<b>28</b>
	<b>Subtotal Fee</b>		<b>900</b>	<b>1,980</b>	<b>360</b>		<b>3,240</b>
12 weeks	<b>Construction Administration</b>						
	Provide service during a 3 month construction period. To include 6 meetings with owner and contractor.	Architect (SVG)	x	x		x	
	Review of submittals and samples, to include no more than two submissions of the same item	Architect (SVG)		x	x	x	
	Prepare up to 3 design clarifications or sketches during the construction phase	Architect (SVG)	x	x	x		
	Review and approval of monthly requisitions	Architect (SVG)		x			
	<b>Subtotal Hours</b>		<b>10</b>	<b>40</b>	<b>8</b>		<b>58</b>
	<b>Subtotal Fee</b>		<b>1,500</b>	<b>4,400</b>	<b>720</b>	<b>5,000</b>	<b>11,620</b>
2 weeks	<b>Construction Close-out</b>						
	Final close-out and completion report	Architect (SVG)					
	<b>Subtotal Hours</b>		<b>2</b>	<b>8</b>	<b>4</b>		<b>14</b>
	<b>Subtotal Fee</b>		<b>300</b>	<b>880</b>	<b>360</b>		<b>1,540</b>
	<b>TOTAL FOR SERVICES</b>						<b>23,860</b>
	<b>Reimbursable Expenses, excluding printing costs</b>						<b>2,000</b>
	<b>COMBINED TOTAL</b>						<b>25,860</b>

now?  
after Auth.





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	Respond to questions and Issue addenda			x	x		
	Review bids, both filed sub-bids and general bids. Recommendations to Town.	Architect (SVG)	x	x			
	Provide assistance Town with contract for construction and Notice to Proceed.	Architect (SVG)		x			
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	Provide service during a 3 month construction period. To include 6 meetings with owner and contractor.	Architect (SVG)	x	x		x	
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	Prepare up to 3 design clarifications or sketches during the construction phase	Architect (SVG)	x	x	x		
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# Schematic COST ESTIMATE

## Sterling Old Town Hall Sterling, MA

**Modified By:**

Menders Torrey & Spencer, Inc.  
123 N. Washington Street  
Boston, MA 02114  
(617) 227-1477  
FAX: (617) 227-2654

*Now Spencer Vogt  
Charlotta  
617-227-2675  
Tom Burgess X112*

**Original Prepared By:**

A. M. Fogarty & Associates, Inc.  
175 Derby Street - Suite 5  
Hingham, MA 02043  
(781) 749-7272  
FAX: (781) 740-2652

11-Apr-12

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2000 ESTIMATE  
STAMPER

STERLING OLD TOWN INN  
STERLING, MA

Model No.

Anderson Torrey & Spencer, Inc.  
133 N. Washington Street  
Boston, MA 02114  
(617) 237-1477  
FAX: (617) 237-3034

Quality Systems, Inc.

A. M. Roberts & Associates, Inc.  
175 Dorcy Street - Suite 2  
Hingham, MA 02043  
(781) 740-3377  
FAX: (781) 740-3633

LI-A-11

**Sterling Old Town Hall**  
**Sterling, MA**

**April 11, 2012**

**GRAND SUMMARY**

RENOVATION/ADDITION		\$1,311,809
HAZARDOUS WASTE REMOVAL		\$30,250
SITE IMPROVEMENTS		\$49,535
		-----
TOTAL DIRECT COST		\$1,391,594
GENERAL CONDITIONS	6.5%	\$90,454
GENERAL ADMINISTRATIVE O&P	5%	\$74,102
P&P BOND	1.5%	\$23,342
DESIGN CONTINGENCY	10%	\$157,949
ESCALATION ( summer 2012 )	2%	\$34,749
		-----
TOTAL CONSTRUCTION COST		\$1,772,190
COST PER SF		\$188.49

<b>BREAKOUT COST WHICH ARE INCLUDED ABOVE:</b>	
1. BASEMENT FIT-OUT	see alterante
2. ADDITION	\$500,000
3. FRONT DOOR AND NE RAMP	\$63,400
4. HISTORIC STAIRCASE	\$19,750
5. ROOFING AND REINFORCEMENT	\$236,000
6. SHUTTERS ON EXISTING BUILDING	\$31,062

**ALTERNATES**

ALTERNATE NO. 1 - RELOCATE BRICK HISTORIC ONE STORY OUTBUILDING	\$0
ALTERNATE NO. 2 - SLOPED WALKWAY AND PLAZA - NORTHWEST	\$0
ALTERNATE NO. 3 - FIT-OUT IN SOUTH END OF BASEMENT	\$0
ALTERNATE NO. 4 - SUBSTITUTE ASPHALT SHINGLE ROOF FOR SLATE SHINGLE ROOF	(\$105,732)

PROJECT: Sterling Old Town Hall  
 LOCATION: Sterling, MA  
 CLIENT: Menders Torrey & Spencer, Inc.  
 DATE: 11-Apr-12

NO. OF SQ. FT.: 9,402  
 COST PER SQ. FT.: 139.52  
 \*GSF Excludes Balcony, Attic Space and Existing Ext. wall

No.: 12004

**RENOVATION/ADDITION**

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF	
DIVISION 2 - SITEWORK	39,343	3%	4.18	
DIVISION 3 - CONCRETE	28,834	2%	3.07	
DIVISION 4 - UNIT MASONRY	116,398	9%	12.38	
DIVISION 5 - METALS	11,500	1%	1.22	
- MISCELLANEOUS METALS	10,101	1%	1.07	
DIVISION 6 - WOOD AND PLASTICS	151,454	12%	16.11	
DIVISION 7 - THERMAL MOISTURE PROTECTION				
- WATRPRF,DAMPRF,& CAULKING	10,765	1%	1.15	
- INSULATION	33,876	3%	3.60	
- ROOFING AND FLASHING	150,087	11%	15.96	
DIVISION 8 - DOORS AND WINDOWS	28,600	2%	3.04	
- WINDOWS	9,425	1%	1.00	
- GLASS & GLAZING	0	0%	0.00	
DIVISION 9 - FINISHES				
- GYPSUM DRYWALL	76,670	6%	8.15	
- TILE	18,508	1%	1.97	
- ACOUSTICAL TILE	0	0%	0.00	
- WOOD FLOORING	11,400	1%	1.21	
- RESILIENT FLOORING	4,876	0%	0.52	
- CARPET	0	0%	0.00	
- PAINTING	50,774	4%	5.40	
DIVISION 10 - SPECIALTIES	21,175	2%	2.25	
DIVISION 11 - EQUIPMENT	0	0%	0.00	
DIVISION 12 - FURNISHINGS	1,400	0%	0.15	
DIVISION 13 - SPECIAL CONSTRUCTION	0	0%	0.00	
DIVISION 14 - CONVEYING SYSTEMS	124,000	9%	13.19	
DIVISION 15 - MECHANICAL			0.00	
- FIRE PROTECTION	69,233	5%	7.36	
- PLUMBING	63,500	5%	6.75	
- HVAC	19,644	1%	2.09	
DIVISION 16 - ELECTRICAL	260,246	20%	27.68	
TOTAL DIRECT COST	1,311,809	100%	139.52	#REF!

Sterling Old Town Hall - Renovation/Addition

4/11/12

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 2 - SITEWORK				
02050 DEMOLITION				
Basement - Remove Existing:				
Brick pier/shoring	6	EA	500.00	3,000
Wd frame stair to 1st flr	1	FLT	350.00	350
Ceiling & lighting	2,792	GSF	1.10	-3,071
Cut in column footing	6	EA	450.00	2,700
MEP (heating sys. remains)	2,792	GSF	1.00	-2,792

Prepared by: A. M. Fogarty & Associates, Inc.

1140.00\_CD Project Budget.xlsx4/12/20121:04 PM

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. Basement Demolition	2,792	GSF	2.00	5,584
1st and 2 nd Floor - Remove Existing:				
Wd frame stair to 2nd flr	1	FLT	500.00	500
Stage stairs	1	FLT	250.00	250
MEP (heating sys. remains)	5,770	GSF	1.00	-5,770
Misc. Interior Demolition	5,770	GSF	2.00	11,540
Misc. balcony demolition	500	GSF	2.00	-1,000
Exterior Remove Existing:				
Stl. fire escape	1	FLT	750.00	750
Main entry porch slab	432	SF	12.00	-5,184
OH door	2	EA	135.00	270
Basement window	2	EA	65.00	130
1st Flr/2nd for window - salvage	6	EA	70.00	420
Egress door - sgl	3	EA	65.00	195
Main entry door - sgl w/sidelites	1	EA	110.00	-110
Cut in addition wall open.	2	EA	150.00	300
Misc. demolition at addition	1	LS	1,500.00	1,500
Misc. exterior demolition	1	LS	1,000.00	1,000
*Roofing and flashing removal is included in 07500				

## 02080 HAZARDOUS MATERIAL ABATEMENT

Hazardous Waste Allowance

See Grand Summary

## 02200 EARTHWORK

Renovation:

Excavate col ftg	6	EA	125.00	750
8" Gravel base @ slab infill	5	CY	44.00	220

Addition:

Substantial grading	1	LS	5,000.00	5,000
Foundation excavation	65	CY	20.00	1,300
Foundation backfill	30	CY	20.00	600
8" Gravel base @ SOG	11	CY	44.00	484

North East Entry Ramp:

Grading - excavation/backfill	1	LS	1,500.00	-1,500
8" Gravel base	3.5	CY	36.00	-126

Misc. earthwork - allow	1	LS	2,500.00	2,500
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## 02600 SITE UTILITIES

W / Site Estimate

39,343

## DIVISION 3 - CONCRETE



DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>03300 CAST IN PLACE CONCRETE</b>				
<b>Addition Foundation:</b>				
12" Elevator mat	5	CY	425.00	2,125
Elevator pit walls	5	CY	725.00	3,625
1'x3' Wall footing	3	CY	345.00	1,035
12" Frost wall	4	CY	775.00	3,100
Column ftg (2'9"x2'9")	4	EA	135.00	540
Pier (12"x12"x1'6")	4	EA	150.00	600
4" Slab on grade - int.	183	SF	4.30	787
4" Slab on grade - ext.	135	SF	4.30	581
Underpinning @ elev. - allowance	10	LF	1,200.00	12,000
<b>Renovation:</b>				
Column ftg (6 EA)	2	CY	425.00	850
Infill slab @ col ftg	162	SF	6.00	972
Slab replacement - allow	150	SF	6.00	-900
N. Entry porch ramp and foundation -complete	130	SF	25.00	-3,250
N. Entry porch conc. stoop/ramp infill	430	SF	6.00	-2,580
Mechanical pads (6 condenser)	1	LS	500.00	-500
Slab sealant	1,400	SF	0.80	1,120
Misc. concrete	1	LS	1,500.00	1,500
				-----
				28,834
<b>DIVISION 4 - UNIT MASONRY</b>				
<b>04100 UNIT MASONRY</b>				
<b>Addition:</b>				
8" H. granite base	42	LF	75.00	3,150
1" Brick veneer GF	350	SF	35.00	12,250
8" CMU elev shaft wall	1,222	SF	24.00	29,328
GF porch granite pavers		w/09300		
Brick porch cols (4 EA)	32	VLF	135.00	4,320
<b>Renovation:</b>				
Repoint brick found. wall - interior	1,700	SF	21.00	35,700
Repoint brick found. wall - exterior	800	SF	21.00	16,800
Chimney cap		To Remain		
Remove/reset granite entry stair N. entrance	1	LS	500.00	-500
Granite facing @ N. entry ramp	1	LS	5,500.00	-5,500
Granite pavers @ N. entry stoop/ramp	112	SF	25.00	-2,800
Misc. masonry	1	LS	2,500.00	2,500
<b>Brick Infill @ Basement:</b>				
Window (1 EA)	8	SF	95.00	760
Egress door (1 EA)	12	SF	95.00	1,140
OH door (1 EA)	50	SF	95.00	4,750
CMU back-up @ brick infill	70	SF	30.00	2,100
Cut in repair window	3	EA	1,200.00	3,600
				-----
				116,398



DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 5 - METALS				
05100 STRUCTURAL METAL FRAMING				
Misc. structural framing - addition	1	LS	5,000.00	5,000
Renovation Ground Floor:				
TS cols (6 EA)	6	EA	250.00	1,500
Misc. supports - 5% allowance	1	LS	5,000.00	5,000
*Structural framing included in 06100				
				11,500
05500 MISCELLANEOUS METALS				
N. entry ramp guardrail	83	LF	225.00	-18,675
Elev. pit ladder	1	EA	1,400.00	1,400
Elev. framing	1	LS	3,500.00	3,500
Elev. sump grate	1	EA	500.00	500
Replace S. entry ramp rails		NIC		
Misc. metals	9,402	GSF	0.50	4,701
				10,101
DIVISION 6 - WOOD AND PLASTICS				
06100 ROUGH CARPENTRY				
Renovation:				
Frame stair B-1st	1	FLT	2,200.00	2,200
Frame stair 1st-2nd	1	FLT	2,700.00	2,700
Reframe main entry door open	1	EA	290.00	-290
Rework stage framing @ lift	1	LS	750.00	750
Stage stair framing		Existing		
Replace roof sheathing - allow	405	SF	6.00	2,430
Roof sheathing over existing (1/2")	4,050	SF	2.50	10,125
Rework ext. wall new addition	1	LS	5,000.00	5,000
Reframe gable louver open	1	EA	500.00	-500
Reframe 1st flr & 2nd flr/stair open.	2	EA	1,700.00	3,400
Misc. balcony reinforcing	500	GSF	5.00	-2,500
Misc. int. carpentry - allow 5% (Cut by 50%)	4,281	GSF	2.00	-8,562
Addition:				
Floor framing	140	SF	8.00	1,120
3/4 T&G ply deck	140	SF	2.75	385
Exterior wall framing	820	SF	5.00	4,100
Strap CMU	770	SF	3.00	2,310
Exterior wall sheathing	1,590	SF	2.10	3,339
Flat roof framing	415	SF	12.00	4,980

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Ext clg framing	132	SF	5.00	660
5/8" Roof sheathing	415	SF	2.30	955
Egress stair framing	2	FLTS	1,800.00	3,600
Misc. rough carpentry - Addition	1	LS	2,000.00	2,000
Roof Truss Reinforcement (per SK - 1):				
Reinforce truss (tension rod/pit)	4	EA	2,000.00	8,000
Purlin reinf HSS 8x8X3/8"(160 lf)	6,032	LBS	3.00	18,096
Attic collar tie 2x6	1,520	SF	3.00	4,560
Exist 6x10 col reinf	10	EA	500.00	5,000
New 6x6 col	2	EA	1,200.00	2,400
New post @ entry wall	2	EA	1,200.00	2,400
Entry porch transfer beam 7x11 7/8 psl	38	LF	55.00	2,090
Reinf porch col. capital	4	EA	1,000.00	4,000
Outer purlin bay reinf.	1	LS	2,000.00	2,000
06200 FINISH CARPENTRY				
Renovation - Exterior wood Trim Remains:				
Modify N. entry dr trim	1	LS	2,000.00	-2,000
Misc. trim repair	1	LS	5,000.00	5,000
Renovation - Exterior New Trim:				
Wood shutter 3'	3	PR	350.00	-1,050
Wood shutter 6'	28	PR	850.00	-23,800
Misc. (door & window) trim	1	LS	1,000.00	1,000
Addition Exterior Trim & Siding::				
Clapboard	450	SF	9.00	4,050
20" Pilasters (to match existing)	96	LF	36.00	3,456
24" Frieze	74	SF	15.00	1,110
28" Raised panel	139	SF	15.00	2,085
18" Built up cornice	59	LF	25.00	1,475
12" Built up cornice	49	LF	23.00	1,127
Door/window trim	135	LF	7.00	945
Wood shutter 4'	4	PR	400.00	-1,600
Wood shutter 6'	5	PR	850.00	-4,250
Level 1 porch rail wd. balustrade	36	LF	85.00	3,060
Ext clg panel	132	SF	12.00	1,584
Addition Interior :				
Egress stair trim & rail	2	FLT	3,600.00	7,200
Window sill/apron	25	LF	18.00	450
Window trim	125	LF	10.00	1,250
Misc. interior trim - addition	1	LS	2,500.00	2,500
Renovation - Interior:				
New stair trim & rail	2	FLT	3,000.00	6,000
Refurbish balcony stair	1	FLT	300.00	-300
Replace window trim		NIC		
Replace window sill/apron		NIC		
Replace door trim		NIC		
Stage edge		NIC		
Bead bd wainscot		NIC		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. interior finish carpentry - reno	1	LS	2,000.00	2,000
				-----
				151,454
DIVISION 7 - THERMAL MOISTURE PROTECTION				
07100 WATERPROOFING, DAMPPROOFING, & CAULKING				
New found. dampproofing	192	SF	2.00	384
Elev. pit waterproofing	1	LS	3,800.00	3,800
Joint sealants	9,402	GSF	0.70	6,581
				-----
				10,765
07200 - INSULATION				
Addition:				
2" slab insul.	284	SF	2.75	781
2" found. insul.	192	SF	2.50	480
5 1/2" Icynene - wall	1,590	SF	4.25	6,758
Tyvek	1,590	SF	0.28	445
Partition sound attenuation blanket	250	SF	0.45	113
Renovation:				
Firestopping	1	LS	1,000.00	1,000
5 1/2" Icynene found wall w/VB		nic		
5 1/2" Icynene ext. wall		nic		
5 1/2" Icynene roof	4,050	SF	6.00	24,300
Tyvek		nic		
				-----
				33,876
07500 ROOFING AND FLASHING				
Remove existing roofing & flashing	4,050	SF	0.75	3,038
EPDM Roofing, Insul. & Protection Board:				
Addition	415	SF	7.25	3,009
Membrane flashing	1	LS	1,000.00	1,000
Slate shingle	4,050	SF	24.00	97,200
Standing seam wall panel - elev.	180	SF	32.00	5,760
Flashing:				
Ice and water shield	4,050	SF	2.45	9,923
Zinc coated copper cricket @ chimney	1	EA	1,000.00	1,000
Ridge vent	90	LF	65.00	5,850
Snow guards - dbl row	1	LS	2,500.00	2,500
Addition gravel stop	106	LF	12.00	1,272
Addition base flashing	38	LF	32.00	1,216

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Tie into existing	30	LF	50.00	1,500
Reno gutter	180	LF	26.00	4,680
Reno downspout (4 EA)	120	LF	22.00	2,640
Entry roof drainage	1	LS	2,000.00	2,000
Misc. flashing	1	LS	7,500.00	7,500
				-----
				150,087
DIVISION 8 - DOORS AND WINDOWS				
08250 DOOR OPENING ASSEMBLIES				
Access panels	1	LS	2,500.00	2,500
New/Refurbished Interior Wd. Door, Wd. Frame, Glass, Glazing & Finish Hardware:				
Elec/mech rm - sgl	6	EA	650.00	3,900
Corridor/stair - sgl	4	EA	1,800.00	7,200
Toilet rm - sgl	2	EA	750.00	1,500
Storage - sgl	4	EA	675.00	2,700
Storage - dbl	1	EA	800.00	800
Program space - sgl	7	EA	650.00	-4,550
Program space - dbl	2	EA	1,000.00	-2,000
Exterior Wd. Door, Wd. Frame, Glass, Glazing & Finish Hardware:				
New GF entry - sgl w/sidelite	1	EA	4,000.00	4,000
Restore egress sgl w/transom	1	EA	2,500.00	2,500
Restore main entry - dbl owner furnished	1	EA	4,500.00	-4,500
08710 HARDWARE				
Auto opener new entry - allow	1	EA	3,500.00	3,500
Auto opener exist. entry -allow	1	EA	3,500.00	-3,500
*Finish hardware also included in 08250				
				-----
				28,600
08500 WINDOWS				
Renovation new window (3 EA)	43	SF	65.00	2,795
Renovation window restoration ( 31 EA)	502	SF	30.00	-15,060
New window - addition (7 EA)	102	SF	65.00	6,630
Install owner furnished louver - gable end	24	SF	50.00	-1,200
Reno. remove/reinstall storm window	31	EA	50.00	-1,550
*Includes glass & glazing				
				-----
				9,425
08800 GLASS AND GLAZING				
Misc. int. glass & glazing	1	LS	4,000.00	-4,000



DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
*Glass & glazing also included in sections 08250 & 08500				
				----- 0
DIVISION 9 - FINISHES				
09250 GYPSUM WALLBOARD				
Renovation Partitions:				
Patch @ exist. ext. wall frame	1	LS	5,000.00	5,000
Patch @ exist. int. wall frame	1	LS	5,000.00	5,000
Furring w/ 1 Lyr gyp @ found wall	264	SF	5.50	-1,452
Furring w/ 1 Lyr gyp @ CMU	300	SF	5.50	1,650
2 x partition 1 Lyr gyp Type 2	1,534	SF	2.00	3,068
2 x partition 2 Lyr gyp Type 3	476	SF	3.00	1,428
1 Lyr gyp @ new ext. wall frame	820	SF	2.00	1,640
1 Lyr gyp @ exist. wall frame	900	SF	2.00	1,800
2 x partition (1 lyr gyp) 1 side	344	SF	2.00	688
Interior framing Reduced by 50%	1,177	SF	4.00	4,708 -4,708
Ceilings:				
Typ. gyp ceiling - Increased by 3,000 SF for Event Hall	7,000	SF	5.00	35,000 15,000
2 HR Gyp ceiling	150	SF	12.00	1,800
Gyp soffit - allow	1	LS	5,000.00	5,000
Tile backer bd premium	324	SF	1.50	486
Misc. rated assemblies and repairs	9,402	GSF	1.00	9,402
*GWB Includes tape and joint compound finish				
				----- 76,670
09300 TILE				
Janitor Closet (1 EA):				
Ceramic floor tile	20	SF	13.50	270
Ceramic wall base - 6"	16	LF	4.00	64
Ceramic wainscot - 3'	48	SF	13.00	624
Marble threshold	1	EA	48.00	48
Waterproofing membrane	20	SF	7.00	140
Toilet Room (2 EA):				
Ceramic floor tile	268	SF	13.50	3,618
Ceramic wall base - 6"	92	LF	4.00	368
Ceramic wainscot - 3'	276	SF	13.00	3,588
Marble threshold	2	EA	48.00	96
Waterproofing membrane	268	SF	7.00	1,876
GF Lobby:				
Ceramic floor tile	132	SF	16.00	2,112
Ceramic wall base	40	LF	4.00	160
Marble threshold	3	EA	48.00	144
New Entry Porch:				
Granite paver	135	SF	40.00	5,400

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 18,508
<b>09500 ACOUSTICAL TREATMENT</b>				
High Density FG Acoustic Clg - Ecophon:				
Recreation rm	1,300	SF	25.00	-32,500
Event hall	3,000	SF	25.00	-75,000
*Outline spec notes 102				
Acoustic wall panels		NIC		
Acoustic batt clg insul	1,933	SF	0.90	-1,740
				----- 0
<b>09550 WOOD FLOORING</b>				
New Wood Strip Flooring (Incl. Finish):				
Addition	100	SF	16.00	1,600
Renovation		NIC		
Renovation flr patching - allow 10%	290	SF	18.00	-5,220
Refinish existing wood flooring	2,900	SF	2.30	-6,670
Refinish balcony stair	1	FLT	500.00	-500
Refinish stage stair	1	FLT	200.00	200
New Wood Stair Finish:				
West stair	2	FLT	3,200.00	6,400
North stair 1st-2nd	1	FLT	3,200.00	3,200
				----- 11,400
<b>09650 RESILIENT FLOORING</b>				
Floor prep	555	SF	1.00	555
VCT	555	SF	3.10	1,721
Resilient base	1	LS	1,500.00	1,500
Rubber Tile Stair Hall:				
N. stair 002	1	FLT	1,100.00	1,100
				----- 4,876
<b>09680 CARPET</b>				
Floor prep	2,228	SF	1.00	-2,228
Carpet tiles	260	SY	42.00	-10,920
				-----

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				0
09900 PAINTING				
Int. painting	8,902	GSF	4.00	35,608
*Excludes wall covering and unfinished area				
*Wood flr finish is included in 09550				
Exterior Painting -Addition:				
New trim & siding	1	LS	6,000.00	6,000
Wood doors	2	LVS	75.00	150
New entry porch trim	1	LS	1,000.00	1,000
Exterior Painting -Renovation(Prep & Paint Existing):				
North Elevation:				
Entry cols.17' 6" H x dia	4	EA	600.00	-2,400
Wood doors	2	LVS	125.00	-250
Entry dr surround	46	SF	6.00	-276
Gable end panel	170	SF	6.00	-1,020
Louver		NIC		
Built - up entablature	212	SF	6.00	-1,272
Entry clg	323	SF	6.00	-1,938
Pilaster (4 EA)	118	SF	6.00	-708
Clapboard siding	450	SF	6.00	-2,700
Window trim	75	LF	8.00	-600
Rake & soffit trim	46	LF	12.00	-552
South Elevation:				
Wood doors	2	LVS	125.00	-250
Clapboard siding	923	SF	6.00	-5,538
Window trim	112	LF	8.00	-896
Rake & soffit trim	46	LF	12.00	-552
West Elevation:				
Clapboard siding	960	SF	6.00	5,760
Window trim	147	LF	8.00	1,176
Fascia & soffit trim	90	LF	12.00	1,080
East Elevation:				
Clapboard siding	1,412	SF	6.00	-8,472
Window trim	252	LF	8.00	-2,016
Fascia & soffit trim	90	LF	12.00	-1,080
				50,774
DIVISION 10 - SPECIALTIES				
10160 TOILET PARTITIONS				
HC stall	2	EA	1,300.00	2,600
Standard partition	3	EA	1,050.00	3,150
Urinal Screen	1	EA	290.00	290



DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>10800 TOILET &amp; BATH ACCESSORIES</b>				
Toilet Room (2 EA):				
Grab bars	4	EA	85.00	340
Toilet tissue dispenser	5	EA	45.00	225
Soap dispenser	2	EA	40.00	80
Paper towel disp/receptacle	2	EA	225.00	450
Tilt mirror	2	EA	150.00	300
Coat hook	5	EA	20.00	100
San. Napkin disposal	3	EA	60.00	180
<b>10900 MISCELLANEOUS SPECIALTIES</b>				
Markerboards & tackboards		NIC		
ADA signage	1	LS	2,000.00	2,000
Building directory	2	EA	2,500.00	5,000
Ext. bldg mtd sign - allow	1	LS	3,500.00	3,500
Fire extinguishers & cabinets	3	EA	320.00	960
Aluminum louver	1	LS	500.00	500
Elev. louver	1	EA	350.00	350
Janitor shelf w/mop holder	1	EA	150.00	150
Misc. specialties	1	LS	1,000.00	1,000
				-----
				21,175
<b>DIVISION 11 - EQUIPMENT</b>				
<b>11900 EQUIPMENT</b>				
Vault		NIC		
Kitchen appliances		NIC		
Stage curtain & rigging		NIC		
AV equipment		NIC		
				-----
				0
<b>DIVISION 12 - FURNISHINGS</b>				
<b>12900 FURNISHINGS</b>				
Window Treatment:				
Roll down blinds - 2nd flr event hall (11 EA)	198	SF	5.00	-990
Entrance mat (3'x4')	2	EA	700.00	1,400
Seating w/storage rack		NIC		
Architectural Casework:				
Lav counter solid surface (2 EA)	9	LF	245.00	-2,205
Kitchen base cab w/p. lam ctr - allow	8	LF	300.00	-2,400
Kitchen wall cab. - allow	8	LF	150.00	-1,200

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				1,400
DIVISION 13 - SPECIAL CONSTRUCTION		N/A		0
				0
DIVISION 14 - CONVEYING SYSTEMS				
14200 ELEVATORS AND LIFTS				
Passenger elevator	3	STOP	35,500.00	106,500
Chair lift @ event hall	1	EA	17,500.00	17,500
*Kone Ecospace 3000 #passenger elevator				124,000
DIVISION 15 - MECHANICAL				
15300 FIRE PROTECTION				
Building:				
6" Double check valve assembly	1	LS	6,200.00	6,200
Wet valve assembly	1	LS	2,400.00	2,400
Dry valve assembly	1	LS	3,700.00	3,700
Sprinkler sys - wet	9,402	GSF	4.00	37,608
Sprinkler sys - dry	3,500	GSF	4.25	14,875
Underground Fire Prot. Service:				
6"	10	LF	95.00	950
Test and misc. sprinklers	1	LS	3,500.00	3,500
				69,233
15400 PLUMBING				
Demolition & disconnects	1	LS	1,500.00	1,500
Fixtures:				
Toilet	3	EA	1,450.00	4,350
(HC) - Toilet	2	EA	1,450.00	2,900
Lav - ctr mtd	2	EA	1,100.00	2,200
Urinal	1	EA	1,250.00	1,250
Kitchen sink - dbl	1	EA	1,800.00	1,800
Mop sink	1	EA	1,400.00	1,400
Drinking fountain	1	EA	3,400.00	3,400

## Sterling Old Town Hall - Renovation/Addition

4/11/12

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Wall hydrant - allow	4	EA	500.00	2,000
Water heater	1	EA	2,800.00	2,800
Fixture rough in	11	EA	2,500.00	27,500
Water service	1	LS	2,500.00	2,500
Sanitary service	1	LS	900.00	900
Sewer ejector pump	1	LS	4,000.00	4,000
Misc. plumbing	1	LS	5,000.00	5,000
				-----
				63,500
15500 HVAC				
Addition - HVAC	840	GSF	3.00	2,520
Rework basement HVAC	2,792	GSF	20.00	-55,840
New first and second floor AC	5,770	GSF	12.00	-69,240
Misc. rework of existing	8,562	GSF	2.00	17,124
				-----
				19,644
DIVISION 16 - ELECTRICAL				
16000 ELECTRICAL				
Demolition & disconnects	1	LS	2,000.00	2,000
Electrical	9,402	GSF	23.00	216,246
Emergency generator	1	LS	42,000.00	42,000
Security system		NIC		
Stage lighting and sound system		NIC		
				-----
				260,246

PROJECT: Sterling Old Town Hall  
 LOCATION: Sterling, MA  
 CLIENT: Menders Torrey & Spencer, Inc.  
 DATE: 11-Apr-12

No.: 12004

**SITE**  
**IMPROVEMENTS**

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT
DIVISION 2 - SITEWORK	49,535	100%
DIVISION 3 - CONCRETE	0	0%
DIVISION 4 - UNIT MASONRY	0	0%
DIVISION 5 - METALS	0	0%
- MISCELLANEOUS METALS	0	0%
DIVISION 6 - WOOD AND PLASTICS	0	0%
DIVISION 7 - THERMAL MOISTURE PROTECTION		
- WATRPRF,DAMPRF,& CAULKING	0	0%
- INSULATION	0	0%
- WOOD SIDING	0	0%
- ROOFING AND FLASHING	0	0%
DIVISION 8 - DOORS AND WINDOWS	0	0%
- WINDOWS	0	0%
- GLASS & GLAZING	0	0%
DIVISION 9 - FINISHES		
- GYPSUM DRYWALL	0	0%
- TILE	0	0%
- ACOUSTICAL TILE	0	0%
- WOOD FLOORING	0	0%
- RESILIENT FLOORING	0	0%
- CARPET	0	0%
- PAINTING	0	0%
DIVISION 10 - SPECIALTIES	0	0%
DIVISION 11 - EQUIPMENT	0	0%
DIVISION 12 - FURNISHINGS	0	0%
DIVISION 13 - SPECIAL CONSTRUCTION	0	0%
DIVISION 14 - CONVEYING SYSTEMS	0	0%
DIVISION 15 - MECHANICAL		
- FIRE PROTECTION	0	0%
- PLUMBING	0	0%
- HVAC	0	0%
DIVISION 16 - ELECTRICAL	0	0%
<b>TOTAL DIRECT COST</b>	<b>49,535</b>	<b>100%</b>

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>DIVISION 2 - SITEWORK</b>				
<b>02100 SITE PREPARATION</b>				
Erosion control - allow	1	LS	500.00	500
Construction staging area - allow	1	LS	2,500.00	2,500
Clear and grub		N/A		
Misc. site preparation @ new addition	1	LS	2,500.00	2,500
<b>02500 PAVING, SURFACING AND CURBING</b>				
Street/sidewalk patch @ water service	1	LS	2,000.00	2,000
Street/sidewalk @ new entry	1	LS	5,000.00	5,000
Parking area curbing		NIC		
Entry curbing		Existing		
Misc. pavement markings	1	LS	500.00	500
<b>02600 SITE UTILITIES</b>				
<b>Water - Allow:</b>				
6" Fire service	75	LF	76.00	5,700
2" Dom service	10	LF	40.00	400
6" Gate valve	1	EA	985.00	985
2" Gate valve	1	EA	550.00	550
Street connection	1	LS	3,500.00	3,500
<b>Electrical Service:</b>				
Elec. duct bank (conc. & excav.)		N/A		
Transformer pad		N/A		
Emergency generator pad		N/A		
OH service		w/Electrical		
<b>Sanitary - Allow:</b>				
Septic tank - relocate	1	EA	4,000.00	4,000
Connect service to existing fire sta.	250	LF	45.00	11,250
<b>Storm Drainage (Not Shown):</b>				
Catch basin		NIC		
Drain manhole		NIC		
Parking drain line		N/A		
Roof drain line (tie into exist. sys.)	1	LS	1,500.00	1,500
Infiltration system		NIC		
<b>Gas Service:</b>				
		N/A		
*Site utilities include excavation and backfill				
<b>02800 LANDSCAPING</b>				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Protect & prune existing	1	LS	500.00	500
Loam & seed	500	SY	8.00	4,000
Plantings - allowance	1	LS	2,000.00	2,000
*Excludes irrigation system				
<b>02900 SITE IMPROVEMENTS</b>				
Site light pole		NIC		
Site sign		NIC		
Dumpster pad & enclosure		NIC		
Mechanical equip. screen		NIC		
Stone wall restoration		NIC		
Fencing		NIC		
Entry walk rails		NIC		
Parking/traffic signage	1	LS	150.00	150
Misc. site improvements	1	LS	2,000.00	2,000
				49,535

PROJECT: Sterling Old Town Hall  
LOCATION: Sterling, MA  
CLIENT: Menders Torrey & Spencer, Inc.  
DATE: 11-Apr-12

No.: 12004

***ALTERNATES***

ALTERNATE NO. 1 - RELOCATE BRICK HISTORIC ONE STORY OUTBUILDING	\$0
ALTERNATE NO. 2 - SLOPED WALKWAY AND PLAZA - NORTHWEST	\$0
ALTERNATE NO. 3 - FIT-OUT IN SOUTH END OF BASEMENT	\$0
ALTERNATE NO. 4 - SUBSTITUTE ASPHALT SHINGLE ROOF FOR SLATE SHINGLE ROOF	(\$105,732)



DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>ALTERNATE NO. 1- RELOCATE BRICK HISTORIC ONE STORY OUTBUILDING</b>				
<b>Add:</b>				
Patch existing parking lot	1	LS	7,500.00	7,500
Relocate bldg - compete	1	LS	15,000.00	15,000
Additional site improvement	1	LS	10,000.00	10,000
New foundation	192	SF	50.00	9,600
<b>*Move brick building, 15' tall, to off site location - 1 mile</b>				
SUBTOTAL				42,100
GENERAL CONDITION		6.5 %		2,737
SUBTOTAL				44,837
GENERAL ADMIN O&P		5 %		2,242
SUBTOTAL				47,078
P & P BOND		1.5 %		706
SUBTOTAL				47,784
CONTINGENCY		10 %		4,778
SUBTOTAL				52,563
ESCALATION		2 %		1,051
<b>TOTAL ALTERNATE NO. 1</b>				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>ALTERNATE NO. 2 - SLOPED WALKWAY AND PLAZA - NORTHWEST</b>				
<b>Deduct:</b>				
N.E. ramp structure	-1	LS	10,376.00	-10,376
<b>Add:</b>				
New ramp structure	1	LS	25,000.00	25,000
SUBTOTAL				14,624
GENERAL CONDITION				6.5 % 951
SUBTOTAL				15,575
GENERAL ADMIN O&P				5 % 779
SUBTOTAL				16,353
P & P BOND				1.5 % 245
SUBTOTAL				16,599
CONTINGENCY				10 % 1,660
SUBTOTAL				18,258
ESCALATION				2 % 365
TOTAL ALTERNATE NO. 2				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>ALTERNATE NO. 3 - FIT-OUT IN SOUTH END OF BASEMENT</b>				
<b>Add:</b>				
Remove brick pier/shoring	3	EA	500.00	1,500
Remove slab @ col. ftg	3	EA	450.00	1,350
Excavate col. ftg	3	EA	125.00	375
Col ftg/slab patch	3	LOC	250.00	750
TS col	3	EA	220.00	660
Misc. structural framing	1	LS	5,000.00	5,000
Finish carpentry	500	GSF	1.00	500
<b>Door Opening Assemblies:</b>				
Office - sgl	2	EA	750.00	1,500
Storage - sgl	2	EA	675.00	1,350
<b>Finishes:</b>				
Furr w/gyp @ ext. wall - 9'	388	SF	5.50	2,134
Typ partition type 2 - 9'	475	SF	9.00	4,275
Clg. sys.	500	SF	5.00	2,500
Floor prep	500	SF	1.00	500
VCT	110	SF	3.10	341
Carpet tile	45	SY	42.00	1,890
Int. painting	500	GSF	4.00	2,000
Misc. specialties	1	LS	1,500.00	1,500
MEP		w/Base Bid		
SUBTOTAL				28,125
GENERAL CONDITION		6.5 %		1,828
SUBTOTAL				29,953
GENERAL ADMIN O&P		5 %		1,498
SUBTOTAL				31,451
P & P BOND		1.5 %		472
SUBTOTAL				31,923
CONTINGENCY		10 %		3,192
SUBTOTAL				35,115
ESCALATION		2 %		702
TOTAL ALTERNATE NO. 3				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
<b>ALTERNATE NO. 4 - SUBSTITUTE ASPHALT SHINGLE ROOF FOR SLATE SHINGLE ROOF</b>				
<b>Delete:</b>				
Green slate roof	-4,050	SF	24.00	-97,200
<b>Add:</b>				
Asphalt shingle	4,050	SF	3.50	14,175
<b>SUBTOTAL</b>				<b>-83,025</b>
<b>GENERAL CONDITION</b>				<b>6.5 %</b> <b>-5,397</b>
<b>SUBTOTAL</b>				<b>-88,422</b>
<b>GENERAL ADMIN O&amp;P</b>				<b>5 %</b> <b>-4,421</b>
<b>SUBTOTAL</b>				<b>-92,843</b>
<b>P &amp; P BOND</b>				<b>1.5 %</b> <b>-1,393</b>
<b>SUBTOTAL</b>				<b>-94,235</b>
<b>CONTINGENCY</b>				<b>10 %</b> <b>-9,424</b>
<b>SUBTOTAL</b>				<b>-103,659</b>
<b>ESCALATION</b>				<b>2 %</b> <b>-2,073</b>
<b>TOTAL ALTERNATE NO. 4</b>				<b>-105,732</b>