

MEETING NOTES

MEETING DATE: January 15, 2016

MEETING: DESIGN MEETING NO. 6

PROJECT: Greenfield Senior Center
Project No: 21546

LOCATION: Greenfield Town Hall
Greenfield, MA

PRESENT:

Ginger Carson, Committee Member
Larry Jubb, Committee Member
Jerry S. Moore, Committee Chair
Jean Wall, Committee Member
Hope Macary, Senior Center Director
Lane Kelly, Finance Director/CPO
Kerry Dietz, Dietz & Company Architects (DCo)
~~Jeff Manley (DCo)~~
Peter Wells, Berkshire Design Group (BDG)
Dan Pallotta, P3
~~Mayer William F. Martin~~

DISTRIBUTED TO:

Meeting attendees
Bill Barry, Barry Engineers and Constructors, Inc. (BECI)
Peter Timothy, A.M. Fogarty (AMF)
Roger Harris, Creative Environment Corporation (CEC)

Corrections to previous meeting notes: None.

Attachments: 2016-01-14 Comparison of Cost Estimates
2016-01-05 A.M. Fogarty Cost Estimate
2016-01-14 P3 SD Cost Estimate

I.6 OVERALL PROJECT BUDGET

10/23/15 – Lane indicated that \$6.5 million for a total project cost has already been allocated in the capital budget, however, ideally she would like to see it at \$5.75 million. Based on preliminary discussions of the size of the building, if the building were 10,000 sf, the building cost (not total project cost) would be approximately \$3.25 million and if it were 12,000 sf, the building cost would be approximately \$3.9 million. Dan will continue to refine the overall budget and present this at the next meeting. Item continued.

Action: Due
P3 By:

10/30/15 – Based on the previous determination of the program and building size at 12,000 sf, the building cost would be approximately \$3.9 million. Dan will continue to refine the overall budget and present this at the next meeting. Item continued.

11/13/15 – The project budget was not reviewed at this meeting. Item continued.

11/30/15 – Jerry distributed Dan’s project budget, dated November 19, 2015. Kerry indicated that she would review and comment. Item continued.

12/4/15 – Kerry had sent her comments to Dan. Dan left copies of the revised budget for review. Cost estimate will be reviewed at the next meeting. Item continued.

1-15/16 – Kerry and Dan reviewed the cost estimates that were prepared by A.M. Fogarty (DCo’s estimator) and by P3. Kerry had prepared a side-by-side comparison of the two estimates which showed that while they were dissimilar to each other in several categories, that this is not uncommon at this stage of design. Both estimates did, however, end up at about the same place, with a budget number of \$4.5 million, including a 5% design contingency. Although Dan’s preliminary budget carried \$4 million for construction, he is not overly concerned until we get further along in the project. DCo will also recommend some possible cost savings that can be bid as alternates to give us some flexibility at bidding time if the prices come in higher. Dan will revise his overall project budget to reflect these new numbers and the results of the test pits and borings. Item continued.

2.1 PROJECT SCHEDULE

10/30/15 – Kerry handed out the latest revised schedule. The next meetings are as follows:

November 13, 2015 – Review BDG refined site plan, preliminary building plan
November 20, 2015 – Review revised building plan, preliminary elevations

Action: Due
DCo By: N/A

Item continued.

11/13/15 – Kerry discussed the overall schedule, as follows:

November 20, 2015 – Review revised site plan, revised building plan, and preliminary elevations
December 4, 2015 – Review Schematic Design package to be given to the cost estimator for pricing.
January 8, 2016 – Meet to review and approve Schematic Design budget.

Additionally, Lane would like to do a presentation in December to the Town Council and request the money for continuing the services beyond the Schematic Design phase.

Kerry estimated the following time periods that would be needed for the next phases:

Design Development	2 months	½ January, February, ½ March
Construction Documents	4 months	½ March, April, May, June, ½ July
Bidding	2 months	½ July, August, ½ September
Construction	10 months	½ September, October 2016 to July 2017
Building Commissioning and Fit Out	1 month	August 2017
Move In		September 2017

Item continued.

11/20/15 – No new information. Item continued.

12/4/15 - No new information. Item continued.

1/15/16 – Dan passed out a copy of the latest schedule for the moving of the school offices and the demolition timing. Kerry will issue a revised schedule. The team should assume that we are doing a public presentation sometime in late February. Item continued.

2.2 ADDITIONAL SITE INVESTIGATION WORK

10/30/15 – Kerry and Dan discussed the need to do borings and test pits on site, which will probably involve disturbance of the existing community gardens. Kerry will prepare a plan for Dan indicating where these should occur. It was proposed that Jerry, Dan and the Mayor meet with representatives of the community gardens for preliminary discussions. Item continued.

Action: Due
P3 By: N/A

11/13/15 – Now that the site plan has been refined and the conversation with the community gardens folks has happened, DCo and BDG will produce a plan of where we want borings and test pits. Dan will arrange for these services. Item continued.

11/20/15 – No new information. Item continued.

12/4/15 – Kerry will get boring and test pit locations to Dan for implementation. (Post Meeting Note: This was done on 12/14) Item closed.

1/15/16 – Item re-opened. Dan reported on the borings and test pit investigation work, as follows:

The general soil strata for the site consisted of *topsoil over fine silty sand over silt*. Blow counts indicate medium dense soils. Ground water depths ranged between 5-6 feet below the ground surface (bgs). Three of the six borings within the building footprint had brick and cement pieces between 0-4 feet (bgs). This debris indicates *fill*, which is likely left over from the previously demolished school buildings. All in all, the site seemed pretty suitable, but soils will be tested and notes will be reviewed to generate more accurate information and recommendations that will be presented in our geotechnical report.

The official boring and geotechnical reports should be issued next week. Peter will track down the Sanborn maps for the site to identify the locations of the former buildings so that existing foundation removal can be quantified.

3.2 REVIEW OF PRELIMINARY FLOOR PLANS - SCHEMES 1 AND 2

11/13/15 – Kerry presented Schemes 1 and 2 for discussion. Adjustments were suggested as follows:

Action: Due
Record By:
N/A

- Provide a fenced in patio at the exterior of the lounge.
- Provide doors that will allow the Gallery and Café areas to be used after hours without access to the rest of the facility.
- Remove the wall between Fitness and Cardio and make it one big space.
- In the Administration wing, switch the conference room with the office immediately behind the reception desk.
- Extend the reception desk further out into the lobby and provide a pull down gate behind it for security.
- Look at eliminating the additional corridor in the Program wing.
- Storage and coat closets should be provided within in all program spaces, rather than in the hallways.
- An art rail should be provided in Program spaces and public areas.

With these changes, Scheme 2 was approved to move forward to Schematic Design. A hard line version of the revised floor plan will be reviewed at the 11/20/15 meeting and will form the basis of the design going forward with adjustments for code and mechanical/electrical coordination issues. Item continued.

11/20/15 – The Schematic Plan, dated November 20, 2015 was reviewed, with the following changes or additions:

- Room 116 – Fitness/Cardio will just be indicated as Fitness and Cardio equipment will go elsewhere. The room will have high windows with mirrors below along the east wall. The southern wall will have 12” deep storage in a combination of open and closed cabinets. The closets on the west wall will be removed.
- Room 101 – Vestibule will be increased in size to accommodate double doors on the western side.
- Room 104 – Gallery will have high windows along the northern wall with a screen mounted below.
- Room 118 – Rec Room will be opened up to Room 119 – Lounge and sized to fit a pool table.
- A request was made for an additional accessible unisex restroom somewhere near the group restrooms.

The changes will be incorporated into the revised Schematic Floor Plan. Item continued.

12/4/15 – Kerry presented the revised Schematic Floor Plan, which was approved reflected the changes requested at the previous meeting. A slight adjustment will be made to provide an additional bump out of the building along the south elevation in order to provide a shed roof. Item closed.

1/15/16 – Item re-opened. The Committee had the following additional changes to make to the SD documents:

- Add a door in the Administration wing at the corner of the staff restroom to allow for more public use of the Volunteer Coordinator office and the Conference Room.
- Delete the alcohol fireplace.
- Change the reception desk to be bigger and extend to the west to allow more immediate site lines to the front doors.
- Move door 116 to the north so that there is less conflict with door 117.
- Add snow guards to the roof above the patio to the east.
- Sidewalks along Davis and School Streets will be done by the DPW. The existing sidewalk along Pleasant Street will be concrete and part of the project.

These changes will be incorporated into the Design Development documents. Item closed.

4.2 HEATING, VENTILATION AND AIR CONDITIONING

11/20/15 – In the interest of time, Kerry requested permission to pursue the development of the options on the HVAC systems without the full participation of the Building Committee. DCo will work with their engineers to develop the systems and will run them by Dan. Item continued.
 12/4/15 – The engineer's recommendations were incorporated into the Schematic Design package and will be reviewed following the receipt of the cost estimate and during the Design Development phase. Item continued.

Action: Due
DCo By:
CEC

5.1 OIL TANK REMOVAL

12/4/15 – Lane will start the process of having the oil tank removed. Item continued.
 1/15/16 - The test pits near the oil tank at the rear of the property have turned up clean. Lane reported that the tank is empty and the tank will be removed starting next week. Item continued.

Action: Due
ToG By:
 2/1

5.2 OWNER/ARCHITECT CONTRACT

12/4/15 – Kerry had sent out a draft to Lane and Dan for review. Dan will provide some additional contract language for Lane. Kerry will do a final review and sign. Item continued.
 1/15/16 – The Mayor has signed the contract. Item closed.

Action: Due
Record By:

5.3 POSSIBLE WORK BY THE OWNER

12/4/15 – Lane indicated that the Town might be able to replace the bituminous sidewalks along Davis Street and School Street as a separate project. She will confirm with the Town DPW. Kerry to get square footage information to Lane. Item continued.
 1/15/16 – This information will be included in the Design Development documents. Item closed.

Action: Due
Record By:

6.1 SIGNAGE

1/15/16 – The Town has a Wayfinders Committee that is looking to standardize Town site signs, so the Team will coordinate when this information is received. This does not affect signage on the building itself. Item continued.

Action: Due
ToG By:

Next meeting will be held at: **Greenfield Town Hall on TBD.**

To the best of my knowledge and belief, these meeting notes are considered to be a true and accurate record of all items discussed. The undersigned shall be notified, in writing, within ten days of the date below, of any corrections or additions; otherwise, these minutes shall be considered accepted as written.

Respectfully submitted:
Kerry L. Dietz AIA LEED AP
 Date Prepared:
 January 18, 2016

**COMPARISON OF COST ESTIMATES
GREENFIELD SENIOR CENTER**

Prepared by
Dietz & Company Architects, Inc.

Based on Schematic Design Documents dated December 3, 2015
No. of SQ. FT 11,457

14-Jan-16

*GSF excludes 1,500 attic space

SUMMARY	A.M. FOGARTY			P3 ESTIMATE		
	DIVISION	PERCENT	COST PER SF	DIVISION	PERCENT	COST PER SF
	TOTAL OF PROJECT			TOTAL OF PROJECT		
DIVISION 03 - CONCRETE	174,154	4%	15.20	228,576	8%	19.95
DIVISION 05 - METALS	5,729	0%	0.50	0	0%	0.00
DIVISION 06 - WOOD, PLASTICS & COMPOSITE	429,886	11%	37.52	508,178	18%	44.36
DIVISION 07 - THERMAL & MOISTURE PROTECT	605,512	16%	52.85	407,458	14%	35.56
DIVISION 08 - OPENINGS	269,866	7%	23.55	161,740	6%	14.12
DIVISION 09 - FINISHES	425,402	11%	37.13	303,666	11%	26.50
DIVISION 10 - SPECIALTIES	47,730	1%	4.17	85,678	3%	7.48
DIVISION 11 - EQUIPMENT	40,850	1%	3.57	83,645	3%	7.30
DIVISION 12 - FURNISHINGS	12,374	0%	1.08	10,000	0%	0.87
DIVISION 21 - FIRE SUPPRESSION	85,792	2%	7.49	54,000	2%	4.71
DIVISION 22 - PLUMBING	110,975	3%	9.69	113,850	4%	9.94
DIVISION 23 - HVAC	383,649	10%	33.49	214,500	7%	18.72
DIVISION 26 - ELECTRICAL	310,647	8%	27.11	187,000	7%	16.32
DIVISION 31 - EARTHWORK	175,762	5%	15.34	373,750	13%	32.62
DIVISION 32 - EXTERIOR IMPROVEMENTS	454,369	12%	39.66	114,788	4%	10.02
DIVISION 33 - UTILITIES	368,862	9%	32.20	28,000	1%	2.44
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SUB-TOTAL DIRECT COSTS	3,901,558	100%	340.54	2,874,829	100%	250.92
GENERAL CONDITIONS (13 MOS)	195,078			991,663		
GENERAL REQUIREMENTS	0			95,000		
FEE	122,899	3%		198,075	5%	
SUB-TOTAL OF ABOVE	317,977			1,284,738		
DIRECT COSTS + SUB-TOTAL	4,219,535			4,159,567		
PERFORMANCE AND PAYMENT BONDS	42,195	1%		83,191	2%	
TOTAL DIRECT + INDIRECT	4,261,730			4,242,758		
CONTINGENCY	213,086	5%		212,138	5%	
ESCALATION TO SPRING 2016	45,174	1%		0		
PERMIT	42,167			0		
TOTAL ESTIMATED CONSTRUCTION COST	\$4,562,157		\$398.20	\$4,454,896		\$388.84

Greenfield Senior Center
Greenfield, MA

January 5, 2016

GRAND SUMMARY

BASE ESTIMATE		\$3,901,557

	TOTAL DIRECT COST	\$3,901,557
GENERAL CONDITIONS	5%	\$195,078
GENERAL ADMINISTRATIVE O&P	3%	\$122,899
P&P BOND	1%	\$42,195
PERMIT	1%	\$42,617
DESIGN CONTINGENCY	5%	\$213,086
ESCALATION (spring 2016)	1%	\$45,174

	TOTAL CONSTRUCTION COST	\$4,562,608
	COST PER S.F.	\$398.24
COST SAVINGS		
IN LIEU OF METAL ROOF SUB ASPHALT SHINGLE		(\$188,000)
IN LIEU OF FIBERGLASS WINDOWS SUB VINYL		(\$22,000)
DELETE ASSISTED LISTENING SYSTEM		(\$29,000)

PROJECT:	Greenfield Senior Center	NO. OF SQ. FT.:	11,457
LOCATION:	Greenfield, MA	COST PER SQ. FT.:	340.54
CLIENT:	Dietz & Company Architects, Inc.	*GSF excludes 1,500 attic space	
DATE:	05-Jan-16		

No.: 15129

SUMMARY	DIVISION TOTAL	PERCENT OF PROJECT	COST PER SF
DIVISION 03 - CONCRETE	174,154	4%	15.20
DIVISION 05 - METALS	0	0%	0.00
050001 MISC. & ORNAMENTAL IRON*	5,729	0%	0.50
DIVISION 06 - WOOD, PLASTICS & COMPOSITES	429,886	11%	37.52
DIVISION 07 - THERMAL & MOISTURE PROTECTION			
070001 DAMPPROOFING, WATERPROOF. & CAUI	12,609	0%	1.10
070002 ROOFING & FLASHING*	298,117	8%	26.02
072100 THERMAL PROTECTION	187,181	5%	16.34
074000 SIDING	104,606	3%	9.13
078443 FIRE STOPPING	3,000	0%	0.26
DIVISION 08 - OPENINGS	50,065	1%	4.37
080002 GLASS AND GLAZING*	4,096	0%	0.36
084113 ALUMINUM ENTRANCES & STOREFRONT	106,700	3%	9.31
084433 SLOPED GLAZING ASSEMBLIES	12,000	0%	1.05
085413 FIBERGLASS WINDOWS	97,005	2%	8.47
DIVISION 09 - FINISHES			
092116 GYPSUM BOARD ASSEMBLIES	217,457	6%	18.98
093000 TILING*	45,557	1%	3.98
095123 ACOUSTICAL PANEL CEILINGS*	15,620	0%	1.36
096519 RESILIENT FLOORING*	43,694	1%	3.81
096820 CARPETING	13,185	0%	1.15
097200 WOOD FLOORING	18,878	0%	1.65
0984030 ACOUSTICAL WALL PANELS	2,500	0%	0.22
099000 PAINTING *	68,510	2%	5.98
DIVISION 10 - SPECIALTIES	47,730	1%	4.17
DIVISION 11 - EQUIPMENT	40,850	1%	3.57
DIVISION 12 - FURNISHINGS	12,374	0%	1.08
DIVISION 21 - FIRE SUPPRESSION			
210001 FIRE PROTECTION*	85,792	2%	7.49
DIVISION 22 - PLUMBING			
220001 PLUMBING*	110,975	3%	9.69
DIVISION 23 - HVAC			
230001 HVAC*	383,649	10%	33.49
DIVISION 26 - ELECTRICAL			
260001 ELECTRICAL*	310,647	8%	27.11
DIVISION 31 - EARTHWORK	175,762	5%	15.34
DIVISION 32 - EXTERIOR IMPROVEMENTS	454,369	12%	39.66
DIVISION 33 - UTILITIES	368,862	9%	32.20

TOTAL	3,901,557	100%	340.54

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DIVISION 02 - EXISTING CONDITIONS				
022600 HAZARDOUS MATERIAL ASSESSMENT		NIC		
024100 DEMOLITION				
Building demolition		By Others		
				----- 0
DIVISION 03 - CONCRETE				
033000 CAST IN PLACE CONCRETE				
Wall Footing 2' x 1'd (585 lf):				
4000 psi, NW, (incl. placement)	43.5	CY	178.00	7,743
Formwork	1,170	SFCA	5.75	6,728
Rebar	2,175	LBS	1.08	2,349
	<i>*unit cost \$386.66</i>			
Canopy Column Footing (5 ea):				
4000 psi, NW, (incl. placement)	2	CY	182.00	364
Formwork	60	SFCA	8.00	480
Reinforcing steel	150	LBS	1.08	162
	<i>*unit cost \$503.00</i>			
Canopy Column Pier (5 ea):				
4000 psi, NW, (incl. placement)	2	CY	182.00	364
Formwork	120	SFCA	8.00	960
Reinforcing steel	150	LBS	1.08	162
	<i>*unit cost \$743.00</i>			
Foundation Frost Wall 12" x 4' deep (585 lf):				
4000 psi, NW, (incl. placement)	87	CY	174.00	15,138
Formwork	4,680	SFCA	8.50	39,780
Stem wall	522	LF	36.00	18,792
Reinforcing steel	13,050	LBS	1.08	14,094
	<i>*unit cost \$1,009.24</i>			
4" Slab on grade - 100%	11,457	SF	4.80	54,994
15 mill poly	11,457	SF	0.72	8,249
Thicken slab - allow	7	CY	135.00	945
Int mech equip pads	1	LS	2,500.00	2,500
Sealed conc. - mech / elec rm	292	SF	1.20	350

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
				----- 174,154
DIVISION 04 - MASONRY				
042000 UNIT MASONRY*		N/A		0
				----- 0
DIVISION 05 - METALS				
051000 STRUCTURAL METAL FRAMING				
Supplemental Steel Framing:				
Attic		NIC		
Flat roof framing		NIC		
Sloped roof framing		NIC		
				----- 0
050001 MISC. & ORNAMENTAL IRON*				
Misc. metals	11,457	GSF	0.50	5,729
				----- 5,729
DIVISION 06 - WOOD, PLASTICS & COMPOSITES				
061000 ROUGH CARPENTRY				
Exterior Wall:				
2x6 Ext wall frame	7,877	SF	4.80	37,810
2x4 Ext. wall frame	7,877	SF	3.30	25,994
1/2" Zip sheathing	6,733	SF	2.85	19,189
Fascia frame	480	LF	4.75	2,280
Rake frame	326	LF	4.75	1,549
Frame eave soffit 24"	910	SF	4.75	4,323
Frame rake soffit 24"	652	SF	4.75	3,097
Misc. ext wall blocking and lintel	7,877	SF	0.25	1,969

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Attic/Mechanical Floor Framing - Allow:				
2x10 @ 16" OC	1,500	SF	8.50	12,750
3/4" T&G Decking	1,500	SF	2.35	3,525
Roof Framing:				
Flat Roof Framing	300	SF	11.50	3,450
Sloped Roof Framing	13,763	SF	11.50	158,275
3/4" Sheathing roof deck	14,063	SF	1.95	27,423
*Roof slope 6:12 with 24" soffit at eave and rake				
Interior:				
OP partition support frame	42	LF	150.00	6,300
Interior blocking	11,457	GSF	0.30	3,437
Interior carpentry	11,457	GSF	0.50	5,729
* Interior partitions are included in 09250				

062000 FINISH CARPENTRY

5/4" PVC Exterior Trim:				
Fascia	421	LF	9.75	4,105
Rake	315	LF	18.00	5,670
Canopy post cladding	5	EA	325.00	1,625
Window, storefront & door trim	1,376	LF	5.90	8,118
Corner board -allow	228	LF	12.00	2,736
Sill trim	522	LF	14.00	7,308
Eave trim	421	LF	9.50	4,000
Interior Trim:				
12" Window sill/apron	312	LF	48.00	14,976
Window trim		NIC		
Storage shelving - allow	1	LS	3,000.00	3,000
Rec rm post	3	EA	750.00	2,250
Rec rm low wall cap	11	LF	25.00	275
Door trim		N/A		
Wood wall base		N/A		
Wall panel		N/A		
Crown molding		N/A		
Light molding		N/A		
Misc. interior trim -allow	1	LS	5,000.00	5,000

064000 ARCHITECTURAL CASEWORK

Casework:				
Kitchen casework & shelving		w/ 114000		
Solid surface café counter	17	LF	275.00	4,675
Reception desk	24	LF	500.00	12,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Reception desk low wall w/ cap	30	LF	300.00	9,000
Group fitness rm storage unit	29	LF	450.00	13,050
P Lam Art rm base & wall cab	10	LF	375.00	3,750
P Lam Class rm base & wall cab	8	LF	375.00	3,000
P Lam Comp lab base & wall cab	4	LF	375.00	1,500
P Lam Staff kit base & wall cab	7	LF	375.00	2,625
Solid surface ADA lav ctr (2 EA)	15	LF	275.00	4,125

				429,886

DIVISION 07 - THERMAL & MOISTURE PROTECTION

070001 DAMPPROOFING, WATERPROOF. & CAULK.*

Window & door perim sealant	1,376	LF	5.00	6,880
Ext wall -Adhered air and vapor barrier		NIC		
Misc. joint sealants	11,457	GSF	0.50	5,729
*Includes Sections 071600, 071613, 079200				

				12,609

070002 ROOFING & FLASHING*

076100 SHEET METAL ROOFING

Sloped Roof:

24 ga. Galvalume	13,763	SF	15.50	213,327
Ice and water shield - 100%	13,763	SF	3.50	48,171
Ridge cap	314	LF	15.00	4,710

075400 THERMOPLASTIC MEMBRANE ROOFING

Flat Roof:

Single ply adhered membrane	300	SF	10.00	3,000
Base / transition	35	LF	24.00	840
Gravel stop	35	LF	8.00	280
Membrane flashing	1	LS	500.00	500

076200 SHEETMETAL FLASHING AND TRIM

Aluminum Flashing and trim:

Alum. gutter	421	LF	28.00	11,788
Metal downspouts	180	LF	22.00	3,960
Chimney flashing		N/A		
Admin Skylight curb	56	LF	32.00	1,792
Dormer base flashing	3	EA	750.00	2,250

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Misc. flashing	1	LS	2,500.00	2,500
Accessories:				
Snow fence & tabs	1	LS	5,000.00	5,000
Roof access hatch		NIC		

				298,117

072100 THERMAL PROTECTION

4" Rigid slab insul. - 100%	11,457	SF	3.90	44,682
4" Rigid found. insul. - 4' D	2,340	SF	3.95	9,243
3" Icynen Ext cavity wall insul.	6,733	SF	2.85	19,189
9" Sprayed Cellulose Ext cavity wall insul.	6,733	SF	4.50	30,299
Sloped roof nailable rigid insulation -6"	14,063	SF	5.85	82,269
Flat roof insulation	300	SF	5.00	1,500

				187,181

074600 SIDING

Hardi Plank 7" exp (prime only):				
Cement board lap siding	6,733	SF	11.50	77,430
Rainscreen breather	6,733	SF	1.85	12,456
24" Soffit	1,472	SF	10.00	14,720

				104,606

078443 FIRE STOPPING

Fire stopping -allow	1	LS	3,000.00	3,000

				3,000

DIVISION 08 - OPENINGS

081113 HOLLOW METAL DOORS AND FRAMES

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Exterior HM Door, HM Frame, Glass & Glazing:				
Storage - sgl	1	EA	725.00	725
Interior HM Door, HM Frame, Glass & Glazing:				
Toilet rm - sgl user	1	EA	600.00	600
Storage - sgl	1	EA	600.00	600
Mech/elec - sgl	2	EA	625.00	1,250
Interior Wood Doors, HM Frame, Glass & Glazing:				
Corridor - sgl	1	EA	1,000.00	1,000
Toilet rm - sgl user	2	EA	650.00	1,300
Toilet rm - multi user	2	EA	650.00	1,300
Storage rm - sgl	6	EA	650.00	3,900
Program rm - sgl	4	EA	800.00	3,200
Kitchen - sgl	1	EA	700.00	700
Kitchen - dbl	1	EA	1,400.00	1,400
Administration - sgl	3	EA	800.00	2,400
Interior Wood Doors, Alum Frame, Glass & Glazing:				
Administration - sgl	6	EA	900.00	5,400
Interior HM Frame :				
Transom		N/A		
4' Window		N/A		
7' Sidelight (4 EA)	42	SF	45.00	1,890
Access panels	1	LS	3,000.00	3,000
Attic - access	1	LOC	4,500.00	4,500
083310 OVERHEAD COILING DOORS		N/A		
087000 HARDWARE				
Hardware Set Exterior HM Doors:				
Storage - sgl	1	EA	650.00	650
Hardware Set Interior Doors:				
Mech/elec - sgl	2	EA	400.00	800
Corridor - sgl	1	EA	2,500.00	2,500
Toilet rm - sgl user	3	EA	500.00	1,500
Toilet rm - multi user	2	EA	500.00	1,000
Storage rm - sgl	6	EA	325.00	1,950
Program rm - sgl	4	EA	500.00	2,000
Kitchen - sgl	1	EA	700.00	700
Kitchen - dbl	1	EA	1,300.00	1,300
Administration - sgl	9	EA	500.00	4,500

*Excludes card access system and auto openers

*Hardware also included in 085413

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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50,065

080002 GLASS AND GLAZING*

Interior HM Frame - Glass & Glazing:

4' Window		N/A		
7' Sidelight (4 EA)	42	SF	38.00	1,596
Misc. int. glass & glazing	1	LS	2,500.00	2,500

*Glass & glazing also included in sections 081416 & 085413

4,096

084113 ALUMINUM ENTRANCES & STOREFRONTS

Alum. Door, Frame , Glass, Glazing & HDW:

Entry (6'x8' - dbl)	4	EA	7,600.00	30,400
Entry (3'x8' - sgl)	2	EA	3,700.00	7,400
Vestibule (6'x8' - dbl)	1	EA	7,600.00	7,600
Int. gallery (6x8' - dbl)	1	EA	7,300.00	7,300
Ext. storefront	435	SF	75.00	32,625
Int. storefront -vestibule	62	SF	45.00	2,790
Int. storefront -Gallery	47	SF	45.00	2,115
Int. storefront -Admin (w/ Wd doors)	366	SF	45.00	16,470

106,700

084433 SLOPED GLAZING ASSEMBLIES

Kalwall System:

Roof Skylight -Admin	160	SF	75.00	12,000
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12,000

085413 FIBERGLASS WINDOWS

Window (55 EA)	1,335	SF	58.00	77,430
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Sun screen	135	LF	145.00	19,575

				97,005

DIVISION 09 - FINISHES

092116 GYPSUM BOARD ASSEMBLIES

1 lyr 5/8" gyp @ ext. wall	7,877	SF	2.10	16,542
Window jamb and head return	1,376	LF	5.00	6,880
Framing and Gyp Wallboard:				
Chase wall	600	SF	6.50	3,900
Typical wall	8,903	SF	9.25	82,353
2 Hr.		N/A		
Tile backer bd		N/A		
9' FRP panel kitchen -allow	1,100	SF	8.25	9,075
Shear wall premium -allow	2,000	SF	5.50	11,000
Ceilings :				
2 Hr. Gyp ceiling		N/A		
Gyp ceiling - toilet rm	502	SF	9.50	4,769
Gyp ceiling - flat 50%	2,572	SF	9.50	24,434
Gyp ceiling - sloped	5,220	SF	10.25	53,505
Gyp soffit - allow	1	LS	5,000.00	5,000

*GWB Includes sound attenuation, tape and joint compound finish

217,457

093000 TILING*

Toilet Room (4 EA):				
Ceramic floor tile	443	SF	20.00	8,860
Ceramic wall base	150	SF	11.00	1,650
Ceramic wall tile		NIC		
Stone threshold	4	EA	65.00	260
*Excludes staff toilet rm				
Paver Tile:				
Entry lobby	753	SF	20.00	15,060
Café	347	SF	20.00	6,940
Thresholds & transition strips	1	LS	2,000.00	2,000

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Kitchen & Storage:				
Ceramic floor tile	460	SF	20.00	9,200
Ceramic wall base	117	SF	11.00	1,287
Stone threshold	3	EA	100.00	300

				45,557
095123 ACOUSTICAL PANEL CEILINGS*				
ACT 1 2x2 flat 50%	2,572	SF	5.00	12,860
ACT 2x2 washable kitchen/pantry	460	SF	6.00	2,760

				15,620
096519 RESILIENT FLOORING*				
Linoleum sheet		NIC		
VCT		NIC		
Vinyl Plank	3,964	SF	6.95	27,550
Rubber Tile	665	SF	11.00	7,315
Resilient wall base	1,400	LF	3.00	4,200
Moisture mitigation	4,629	SF	1.00	4,629

				43,694
096820 CARPETING				
Carpet - admin	203	SY	36.00	7,308
Carpet - lounge	90	SY	36.00	3,240
Moisture mitigation	2,637	SF	1.00	2,637

				13,185
097200 WOOD FLOORING				
Fitness rm wd athletic flooring	1,087	SF	16.50	17,936
Vented wall base	130	LF	7.25	943

				18,878

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
0984030 ACOUSTICAL WALL PANELS				
Acoustical wall panels - allow	1	LS	2,500.00	2,500

				2,500
099000 PAINTING *				
Int. painting	11,457	GSF	3.00	34,371
Vinyl graphics & wall covering		NIC		
Exterior Painting:				
Cement board lap siding - 2 coat finish	6,733	SF	2.10	14,139
Exterior Trim	5,000	SF	4.00	20,000

				68,510
DIVISION 10 - SPECIALTIES				
101100 VISUAL DISPLAY SURFACES				
Whiteboards (8'x4') -(3 EA)	96	SF	15.00	1,440
Tack boards (4'x4') - (5 EA)	80	SF	12.00	960
101400 SIGNAGE				
Allowance:				
ADA signage	1	LS	2,000.00	2,000
Exterior building signage	1	LS	4,000.00	4,000
Dedication plaque	1	EA	3,500.00	3,500
102113 TOILET COMPARTMENTS				
HDPE Toilet Partition CLG Hung:				
HC stall	2	EA	1,500.00	3,000
Standard partition	4	EA	1,250.00	5,000
102220 FOLDING PANEL PARTITIONS				
7' H Café partitions	268	SF	75.00	20,100
102813 TOILET ACCESSORIES				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Paper towel dispensers/disposal	5	EA	200.00	1,000
Toilet tissue dispensers	9	EA	40.00	360
Grab bars	8	EA	95.00	760
Soap dispenser	8	EA	35.00	280
Mirror	8	EA	125.00	1,000
Sanitary prod. disposal units	4	EA	45.00	180
Coat hook	9	EA	25.00	225
103000 FIREPLACES AND STOVES				
Fireplace	1	LS	2,500.00	2,500
1075000 FLAGPOLES				
Flagpole		NIC		
109000 MISCELLANEOUS SPECIALTIES				
Fire extinguishers & cabinets - allow	3	EA	425.00	1,275
AV equipment		NIC		
Janitor shelf w/mop holder	1	EA	150.00	150

				47,730
DIVISION 11 - EQUIPMENT				
113200 APPLIANCES				
Staff Kitchen Appliances:				
Refrigerator	1	EA	1,500.00	1,500
Microwave	1	EA	750.00	750
Hot water dispenser	1	EA	1,000.00	1,000
Laundry Room Appliances:				
Washer	1	EA	1,000.00	1,000
Dryer	1	EA	1,000.00	1,000
114000 FOOD SERVICE EQUIPMENT				
Food service equipment & casework	1	LS	15,000.00	15,000
*Includes kitchen & café				
115210 PROJECTION SCREENS				

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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Projection Screen - Allow::				
Gallery - Elec.	1	EA	6,500.00	6,500
Classroom - Manual	1	EA	2,200.00	2,200
Arts & crafts room - Manual	1	EA	2,200.00	2,200
Computer room - Manual	1	EA	2,200.00	2,200

116100 THEATER AND STAGE EQUIPMENT

Portable platform systems	1	LS	7,500.00	7,500

				40,850

DIVISION 12 - FURNISHINGS

122400 WINDOW TREATMENT

Roller Shades:				
Window (55 EA)	1,335	SF	6.50	8,678
Ext. storefront	435	SF	6.54	2,845

124813 ENTRANCE MATS

Vestibule walk off mat	142	SF	6.00	852
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129000 FURNISHING

Furniture - allow		NIC		

				12,374

DIVISION 13 - SPECIAL CONSTRUCTION

130000 SPECIAL CONSTRUCTION		N/A		
				0

				0

DIVISION 14 - CONVEYING EQUIPMENT

142100 ELEVATORS & LIFTS		N/A		
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
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DIVISION 21 - FIRE SUPPRESSION

210001 FIRE PROTECTION*

6" Double check valve assembly	1	LS	5,800.00	5,800
Wet valve assembly	1	LS	2,200.00	2,200
Dry valve assembly	1	LS	3,100.00	3,100
Sprinkler sys - wet	11,457	GSF	3.50	40,100
Sprinkler sys - dry (concealed space)	11,457	GSF	2.50	28,643

Underground Fire Prot. Service:

4"	10	LF	95.00	950
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Test and misc. sprinklers	1	LS	5,000.00	5,000
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*Excludes fire pump

85,792

DIVISION 22 - PLUMBING

220001 PLUMBING*

Fixtures:

Staff kitchen sink	1	EA	1,500.00	1,500
Laundry rm sink	1	EA	1,500.00	1,500
Toilet	9	EA	1,875.00	16,875
Lav - ctr mtd	5	EA	975.00	4,875
Lav - wall hung	3	EA	975.00	2,925
Urinal	1	EA	1,250.00	1,250
Activity rm sink	2	EA	1,500.00	3,000
Café sink	1	EA	1,500.00	1,500
Kitchen hand sink	2	EA	1,500.00	3,000
Mop sink	1	EA	1,400.00	1,400
Drinking fountain	1	EA	3,150.00	3,150
Fixture rough in	26	EA	2,000.00	52,000

Laundry connection -allow	1	LOC	750.00	750
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Wall hydrant - allow	4	EA	500.00	2,000
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Water heater	1	LS	9,000.00	9,000
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Downspout boot		Incl. w/Site		
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DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Water service	1	LS	3,000.00	3,000
Sanitary service	1	LS	750.00	750
Misc. plumbing	1	LS	2,500.00	2,500

				110,975
DIVISION 23 - HVAC				
230001 HVAC*				
General System:				
AHU-1,2,3	11,500	CFM	6.50	74,750
ERV Units	3	EA	4,500.00	13,500
Air intake/exhaust	3	EA	4,500.00	13,500
Heat Pump:				
7 TON	1	EA	9,500.00	9,500
10 TON	1	EA	12,000.00	12,000
12 TON	1	EA	15,000.00	15,000
HP Accessories	1	LS	5,000.00	5,000
Condensate piping	125	LF	18.00	2,250
Refrigerant piping	1,200	LF	22.50	27,000
Fan Schedule:				
Kitchen Exhaust Fan	1	EA	3,500.00	3,500
General Exhaust fan	1	EA	3,200.00	3,200
Electric Cabinet Unit Heater:				
EUH-1	2	EA	1,536.00	3,072
CUH - 1	4	EA	2,400.00	9,600
Motorized Damper:				
Fire/smoke damper	2	EA	1,400.00	2,800
Volume damper	51	EA	225.00	11,475
Supply:				
Registers:				
Supply Grilles/registers	39	EA	280.00	10,920
Flex conn	39	EA	85.00	3,315
Ductwork	5,500	LBS	9.50	52,250
Duct insulation	4,000	SF	3.95	15,800
Return:				
Registers:				
Return Grilles/registers	18	EA	230.00	4,140
Flex connection	18	EA	85.00	1,530

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Ductwork	3,000	LF	9.50	28,500
16 ga welded exhaust duct and fire wrap	1	LS	4,500.00	4,500
Misc. HVAC				
Auto temp control	11,457	SF	3.50	40,100
Seismic and vibration	1	LS	5,000.00	5,000
Test and Balance	11,457	SF	0.65	7,447
As built, coordination and misc.	1	LS	4,000.00	4,000

				383,649

DIVISION 26 - ELECTRICAL

260001 ELECTRICAL*

Main service - 800 AMP	1	LS	15,000.00	15,000
Service, feeder, panel and distribution	11,457	GSF	3.50	40,100
Devices	11,457	GSF	2.25	25,778
HVAC Wiring and disconnect	11,457	GSF	2.00	22,914
Lighting and controls	11,457	GSF	7.00	80,199
Fire alarm	11,457	GSF	2.50	28,643
Security system	11,457	GSF	3.00	34,371
Tele/data wiring	11,457	GSF	2.00	22,914
Kitchen equipment wiring	1	LS	5,000.00	5,000
Assisted Listening devices	1	LS	25,000.00	25,000
Emergency Call	1	LS	5,000.00	5,000
Local Sound System		NIC		
Emergency generator - kw		NIC		
Lightning protection		NIC		
Permit, temp and Misc.	11,457	GSF	0.50	5,729

				310,647

DIVISION 31 - EARTHWORK

310000 EARTHWORK

Building:				
Foundation excavation	750	CY	10.00	7,500
Column exec./backfill	200	CY	18.00	3,600
Backfill foundation (re-use)	350	CY	10.00	3,500
12" Gravel base @ SOG	424	CY	25.50	10,812
Foundation drain		NIC		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Site:				
Site cut and fill (assume balance site)	3,500	CY	8.50	29,750
Site grading	10,500	SY	0.80	8,400
Excavation/backfill site amenities	1	LS	2,500.00	2,500
8" Gravel base @ walk & patio	329	CY	36.00	11,844
12" Gravel base @ drive	1,305	CY	28.00	36,540
*Excludes ledge removal				
*Assumes suitable soil				
311000 SITE CLEARING				
Site Preparation:				
Saw cut - roadway	218	LF	3.50	763
Saw cut - sidewalk	10	LF	6.25	63
Erosion control - 100%	1,100	LF	4.00	4,400
Construction fence - 100%	1,100	LF	11.00	12,100
Construction entrance	2	EA	1,500.00	3,000
Tree protection	4	EA	375.00	1,500
Strip & stack topsoil - 6"	1,069	CY	5.25	5,612
Clear & grub - allow	1	LS	5,000.00	5,000
Site - Remove Existing:				
Bit walk - site	1,616	SF	0.95	1,535
Bit pavement - drive	24,300	SF	0.75	18,225
Town bituminous sidewalk	4,105	BY OWNER		
Town conc. sidewalk	200	BY OWNER		
Retaining wall w/fence	75	LF	25.00	1,875
Street curb	97	LF	15.00	1,455
4' H chain link fence	197	LF	4.00	788
Utilities		N/A		
Misc. site preparation (94,519 SF)	1	LS	5,000.00	5,000

				175,762

DIVISION 32 - EXTERIOR IMPROVEMENTS

321000 BASES, BALLASTS AND PAVING

ADA detectable warning paver (2'x3')	10	LOC	325.00	3,250
ADA detectable warning paver (2' wide)	440	SF	12.00	5,280
Dumpster pad - allow	100	SF	15.00	1,500
Site concrete walk	9,046	SF	5.50	49,753
Town concrete walk	4,217	BY OWNER		
Bit. drive/parking(2" base w/ 3 1/2 top)	3,916	SY	24.75	96,921

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Street patch @ utilities	4	LOC	2,000.00	8,000
Street patch @ entry & curb replacement	218	LF	25.00	5,450
Site Granite curb straight	1,267	LF	34.00	43,078
Site Granite curb radius	378	LF	39.00	14,742
Infill St Granite curb straight	66	LF	40.00	2,640
Infill St. Granite curb radial	47	LF	45.00	2,115
Misc. pavement markings	1	LS	3,000.00	3,000
 323000 SITE IMPROVEMENTS				
Dumpster enclosure fence	50	LF	75.00	3,750
Dbl 12' w dumpster enclosure gate	1	EA	6,000.00	6,000
6' W x 4' H Dbl orn fence gate	2	LF	2,500.00	5,000
Ornamental fence 4'	94	LF	75.00	7,050
Lighted bollards - drop off	9	EA	2,500.00	22,500
Protective bollards @ equip pad	8	EA	750.00	6,000
Parking/traffic signage	1	LS	1,500.00	1,500
Bike rack - allow	1	EA	750.00	750
Retaining wall - 5' h	36	LF	450.00	16,200
8' Bench - allow	8	EA	750.00	6,000
Site sign - allow	1	EA	5,000.00	5,000
Site Stair (2 Flt):				
Check wall fnd	12	CY	650.00	7,800
Stair tread	116	LFT	75.00	8,700
Guardrail	50	LF	150.00	7,500
Repair retaining wall	66	LF	100.00	6,600
Paint fence @ retaining wall	66	LF	5.00	330
328000 IRRIGATION		NIC		
 329000 PLANTING				
Ornamental plant bed/ground cover	3,250	SF	5.00	16,250
Deciduous Trees	20	EA	750.00	15,000
Shrubs	259	EA	45.00	11,655
Rain garden planting	3,274	SF	5.00	16,370
Bark mulch	100	CY	38.00	3,800
6" Loam - reuse amend	300	CY	25.00	7,500
Rake seed and fertilize	1,795	SY	2.00	3,590
12" Planting soil - typ	400	CY	45.00	18,000
24" Rain garden crushed stone	243	CY	65.00	15,795
Sod		NIC		

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL

				454,369

DIVISION 33 - UTILITIES

330000 UTILITIES

Water - Bldg:

St. connection	1	LS	4,500.00	4,500
Water manhole	1	EA	4,000.00	4,000
8" DI water main	24	LF	89.00	2,136
8" Gate valve	1	EA	1,300.00	1,300
6" Fire service	18	LF	75.00	1,350
6" Gate valve	1	EA	1,100.00	1,100
2" Dom. service	16	LF	52.00	832
2" Gate valve	1	EA	1,000.00	1,000
Hydrant		NIC		

Electrical Service - Allow:

Elec. duct bank (conc. & excav.)	150	LF	68.00	10,200
Tel duct bank (conc. & excav.)	150	LF	68.00	10,200
Transformer pad	1	EA	1,500.00	1,500
Secondary duct bank	25	LF	250.00	6,250
Relocate town Elec pole	2	EA	2,000.00	4,000
18' Parking lot light pole	18	EA	3,000.00	54,000
Parking lot light pole conc base	18	EA	450.00	8,100
Lighting loop trench/PVC	750	LF	14.50	10,875

Sanitary System:

New Sewer manhole st connection	1	EA	4,500.00	4,500
8" Main	131	LF	75.00	9,825
6" Sanitary service	40	LF	70.00	2,800
3" Kitchen sanitary service	40	LF	55.00	2,200
Grease trap	1	EA	7,200.00	7,200

Storm Drainage:

Retaining wall under drain	34	LF	32.00	1,088
Downspout boot connections	15	EA	550.00	8,250
6" PVC -roof drain connection	479	LF	32.00	15,328
6" PVC	246	LF	32.00	7,872
8" PVC	556	LF	36.00	20,016
12" PVC	220	LF	42.00	9,240
Stormceptor 450i	2	EA	8,500.00	17,000
Drain manhole - SMH w/grate	9	EA	3,000.00	27,000
Drain manhole @ Infiltration system (1	1	EA	3,000.00	3,000
Catch basin	7	EA	3,000.00	21,000
Rain garden head wall w/rip rap	1	LOC	3,500.00	3,500
Infiltration system (1 loc)	4,160	SF	20.00	83,200

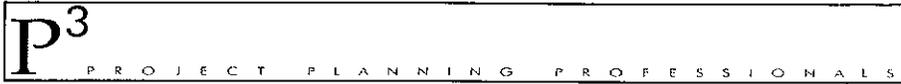
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
Street connection new manhole	1	EA	4,500.00	4,500
*Site Utilities include excavation and backfill				
*School Street connections				

				368,862



PROJECT PLANNING PROFESSIONALS

GREENFIELD SENIOR CENTER SD ESTIMATE	
SUB TOTAL DIRECT COSTS	\$2,874,829
GENERAL CONDITIONS (13 MONTHS)	\$991,663
GENERAL REQUIREMENTS	\$95,000
FEE 5%	\$198,075
SUB TOTAL OF GC, GR, & FEE	\$1,284,738
DIRECT COSTS + SUBTOTAL	\$4,159,567
P&P BONDS 2%	\$83,191
TOTAL DIRECT & INDIRECT	\$4,242,758
CONTINGENCY 5%	\$212,138
TOTAL	\$4,454,896



Greenfield Senior Center SD Estimate		
DIVISION 02 - EXISTING CONDITIONS		
Demolition	\$28,000	
TOTAL		\$28,000
DIVISION 03 - CONCRETE		
Foundation	\$86,201	
Flatwork	\$62,944	
Materials	\$79,431	
TOTAL		\$228,576
DIVISION 04 - MASONRY		
TOTAL		\$0
DIVISION 05 - METALS		
TOTAL		\$0
DIVISION 06 - WOOD, PLASTICS & COMPOSITES		
Rough Framing	\$238,922	
Material	\$83,926	
Trusses	\$38,125	
Finish carpentry/Millwork	\$142,945	
Coiling Door	\$4,260	
TOTAL		\$508,178
DIVISION 07 - THERMAL & MOISTURE PROTECTION		
Building Insulation	\$14,206	
Siding	\$83,926	
Roofing	\$289,920	
Caulking/sealants	\$19,406	
TOTAL		\$407,458

