

Town of Lakeville Lakeville Senior Center

1 Dear Crossing, Lakeville MA.

Final Study Report
January 16, 2024



TABLE OF CONTENT

1. EXISTING BUILDING EVALUATION

2. PROPOSED SCHEMES

3. RENOVATION PROBABLE COST
ESTIMATE

4. ADDITIONS SCHEME 1 & 2
PROBABLE COST ESTIMATES

5. CONCLUSION SUMMARY



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

PART 2 - EXISTING CONDITIONS

General Note: All field investigation is performed by means of visual and or touch only; with reference to original drawings or related information where available and experience with similar building type and age. No destructive means or methods were utilized in performance of the evaluation.

A. BUILDING ENVELOPE

1. Exterior Walls

Existing Conditions

Existing exterior walls are comprised of traditional 2x6 load bearing wood framing, fully insulated, painted wood sheathing/siding, window and door exterior trim, and soffit/fascia trim, with painted GWB interior wall sheathing

Deficiencies

The existing exterior walls and trim are in good condition. Limited selected areas as described in Roof Systems below exhibit varying degrees of dis-colorization, failing paint and organic growth.

Recommendations

Maintain performance of existing ongoing maintenance procedures. Supplement with, evergreen tree trimming to eliminate overhanging branches; repair/replacement of existing gutters, and installation of new gutters where there is none, surface cleaning with fungicide, increase periodic cleaning of existing gutter system (see Roof Systems below)

2. Exterior Window and Door Systems

Existing Conditions

Existing window systems are clad wood, thermally broken, double glazed, operable double hung and fixed sash. Existing exterior door systems are extruded aluminum at entry/vestibule and clad wood, thermally broken, double glazed, fixed sash.

Deficiencies

Existing window and door units are in good condition, with intermittent occasions of missing or

TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

3. Roof System

Existing Conditions

Existing roof construction consists of traditional mid-pitch asphalt shingle roof assembly; shingles over air/water barrier over wood sheathing on insulated attic framing. Overall visual evaluation indicate good areas as well selected areas of concern

Deficiencies

A large majority of the existing roof area exhibits no visible tears, wrinkles, or other visible evidence that would indicate major issues with the roof systems. Flashings at penetrations appear to be in good condition. The existing single story covered and enclosed porch facing Loon Pond is itself overhung by the mature stand of overhanging pines, having sheltered and protected the building from the shore since 2003. Selected eaves and overhangs are without proper storm water management devices

Recommendations

With a known number of years exposure and an unknown original warranty period, the following would be a recommended course of action to minimize the opportunity for similar damage to occur:

- a. Undertake selective trimming and removal of overhanging trees immediately adjacent to the existing enclosed and covered porch
- b. Remove and replace, or repair, existing roofing, siding and trim components that may exhibit existing damage effecting its performance
- c. Remove and replace damaged aluminum gutters and downspouts
- d. Clean, repair and finish, including fungicide treatment, all existing trim to remain. Or replace with PVC composite material.
- e. Provide improved foundation perimeter storm water management materials and accessories

4. INTERIORS

A. Interior Walls

Existing Conditions

Existing interior walls throughout the existing building consist of gypsum wallboard (GWB) over wood framing. Two primary interior finishes are utilized, paint and ceramic tile.

Deficiencies



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

B. Ceilings

Existing Conditions

Ceilings throughout the majority of areas in the existing building are suspended metal grid with lay-in acoustical ceiling tile at varying heights. The existing community room cathedral ceiling and restroom ceilings are painted GWB

Deficiencies

Ceilings located throughout the building are in overall good condition,

Recommendations

Minor damage repair, periodic maintenance and system component replacement. Yearly maintenance inspections should take place with deficiencies being addressed to maintain the longevity and aesthetics of the system. Consideration of any major renovation or building system upgrades would in all likelihood include complete removal and replacement of the existing suspended acoustical ceiling system.

C. Floors

Existing Conditions

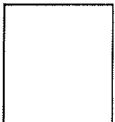
A variety of floor finishes are utilized throughout the building, including vinyl composition tile (VCT), carpet and carpet tile, ceramic tile, quarry tile, and concrete. All finishes are installed over the original concrete slab-on-grade.

Deficiencies

Current floor finishes throughout the building are in very good condition. Visual observation and on-site discussions regarding potential differential settlement within the Community Room floor in the vicinity of the existing folding partition

Recommendations

Maintain performance of existing ongoing maintenance procedures
Undertake detailed investigation at folding wall issue



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

D. Interior Doors

Existing Conditions

Doors throughout the existing building consist of rated and non-rated glazed and unglazed flush wood and hollow metal doors, hung in hollow metal frames. Three (3) aluminum entry doors serve the entry/vestibule and Administration corridor. Door hardware is a mix of lever and non-lever type handsets. Egress doors are equipped with push exit devices, pull handles, door closers and locksets.

Deficiencies

The errant missing and/or loose screw, selected hardware fails to comply with current accessibility requirements.

Recommendations

Ongoing operational and compliance testing and periodic maintenance.
Selected replacement of existing door hardware as part of annual life safety inspections and certifications as required to comply with current ADA, MAAB, and Building code requirements.

E. Miscellaneous Interior Finishes

Existing Conditions

Restrooms: floor and wall mounted ceramic fixtures, ceramic wall tile, grab bars
Insufficient lighting
Program Storage: Inaccessible? Due to existing quantity and shared nature.
General Storage: See above

Deficiencies

Restrooms: Six (6) individual toilet rooms; one (1) located at the end of the north corridor
Undersized with Insufficient lighting
Program Storage: Inaccessible? Due to existing quantity and shared nature.
General Storage: See above

Recommendations

Restroom: Create second accessible restroom
Program Storage: Create dedicated Program Storage integrated into dedicated Program

TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

F. Kitchen

Existing Conditions

The existing food service equipment is a mix of standard residential grade appliances as well as commercial kitchen grade stainless steel appliances, exhaust hood, sinks, food prep tables and storage, factory fabricated base and wall cabinets; all equipment electrically operated, overall good condition

Deficiencies

None obvious, observed or reported

Recommendations:

Continue regular maintenance, inspection and testing for AHJ operational approval.



Rear Elevation (Patio – Screened in Porch) Main Entrance



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023



Side Elevation



Side Elevation



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

G. HVAC

The building is served by five, propane gas fired furnaces with DX cooling coils that supply a mixture of outdoor air and return air to the separate zones throughout the building. The furnaces are a mixture of vertical or horizontal arranged units all located in the attic. The furnaces are model P3DHB as manufactured by York. The conditioned air is supplied and returned to and from the occupied spaces via insulated sheet metal ductwork. Each furnace and DX coil has an associated air-cooled condensing unit located at grade with interconnected refrigeration piping. There is a sixth furnace also located in the attic which is heating only.

The furnaces are sealed combustion, condensing style units. The combustion air and vent piping are PVC and terminate through the roof in a concentric vent. Each furnace has a 1" filter rack installed at the return air connection to the unit.

Propane is stored in an underground tank located adjacent to the parking lot.

Three condensing units are located in the fenced in dumpster area and three are located on the opposite end of the building near the side emergency egress door. The 5 condensing units associated with the gas fired furnaces in the attic are various sizes, model H1RD as manufactured by York. The refrigeration system uses R-22 refrigerant which is no longer manufactured and has become costly to obtain.

There is a ductless split air conditioning unit located in the electric/utility room with the corresponding outdoor condensing unit manufactured by Century located in the dumpster area. This system appears to have been installed recently.

There is a small utility style fan located in the attic. The fan is partially concealed by the wall insulation and the exact function of the fan could not be determined.

There is a commercial style kitchen exhaust hood located over the oven and cook top in the kitchen.

The toilet rooms are exhausted via ceiling mounted exhaust register/fan.

All systems, with the exception of the ductless AC unit serving the electric/utility room appear to have been installed as part of the original construction of the building in 2003 and are approximately 20 years old. The indoor air quality is good and the condition of the

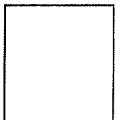
H. HVAC Recommendations

While the systems appear to be currently operating correctly, all the equipment with the exception of the ductless AC unit have reached or surpassed their normal life expectancy. We would recommend that the systems be replaced with new similar systems. The new systems would utilize condensing units with a higher efficiency rating and a more environmentally friendly refrigerant. The new systems would include a more effective air filter to help remove particulates from the air. The new air filter would have a MERV 13 rating. Additional air purification components could include UV lights or ionization system to further purify the air. The existing vent piping from the furnaces would need to be replaced with either a stainless steel, CPVC, or other approved system as PVC is no longer allowed by code for vent of gas fired appliances. The existing ductwork appears to be in good condition and could be reused with only minor modifications.

An energy recovery component could be installed that would extract energy from the exhaust air and transfer it to the incoming ventilation air as an energy conservation measure but would require extensive duct modifications and may not be cost effective.

The existing automatic temperature control system could be upgraded to include a centralized panel to better control scheduling and allow for remote notification for alarm conditions.

If there is a desire to reduce the use of onsite fossil fuels, the furnaces could be replaced with all-electric heat pump systems. The new heat pumps would be similar in size to the existing furnaces and would reuse the existing ductwork systems. The heat pump system would also include air source heat pumps located at grade similar to the existing condensing units. This option would most likely have a higher initial cost and may also have higher operating costs but would reduce the use of onsite fossil fuels.



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023



Existing Gas fired Furnaces



Filter Rack on Existing Furnace



Existing Outdoor Condensing Units



Existing Outdoor Condensing Units (Ductless AC unit)



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

I. Plumbing

The incoming water service, town water coming from the street, enters the building in the storage/utility room and runs thru the water meter. Cold water is distributed via copper piping to the plumbing fixtures in six private toilet rooms, one drinking fountain, and the kitchen. Plumbing fixtures are low flow, vitreous china with floor mounted, flush valve toilets and blade style manual faucets on the lavatories.

Domestic hot water is provided by a propane gas fired water heater located in the mechanical room adjacent to the kitchen. Hot water is distributed thru insulated copper piping to lavatories in the toilet rooms, the mop sink and the three bay sink and dishwasher in the kitchen. The domestic water heater is atmospherically vented thru the roof. The water heater appears to have been installed recently. There appears to be master mixing valve to regulate the temperature of the hot water.

Gas for the building is propane and is stored in an underground tank located adjacent to the parking lot. Piping runs underground and enters the building in the Custodial Storage area. Propane gas is piped to the kitchen equipment, water heater, and the HVAC furnaces located in the attic.

J. Fire Protection

The building currently does not have a sprinkler system.

K. Plumbing Recommendation

The existing domestic water heater, piping system, and plumbing fixtures appear to be in good condition and could remain. If desired, the manual faucets could be changed to electronic metering faucets to conserve water use.

The underground propane piping tank should be periodically tested and inspected as required by code to ensure they are in safe working order.

Typical preventative maintenance should be performed on the domestic water heater and mixing valve to extend the life of the equipment and ensure a safe water temperature is supplied to the lavatories and kitchen equipment.

TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

M. Electrical

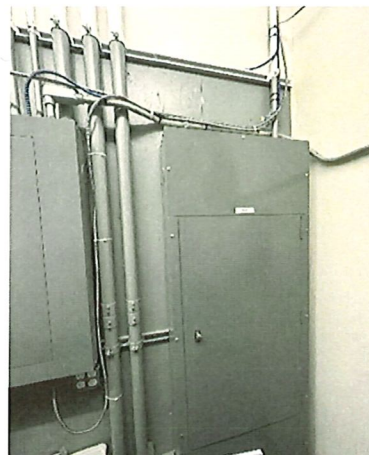
The main service equipment is in the Mechanical/Electric Closet. The switchboard is rated for 400 ampere, 120/240 volt, one phase, three wire, manufactured by Square D Company. The electrical switchboard is original to the building but is still in working condition with multiple circuit spaces for expansion.

The interior lighting is fluorescent. The lighting is mainly recessed within the Corridors, Offices, Community Rooms, and Storage Rooms. All areas have localized switch controls. The majority of the branch circuit wiring is concealed; some circuits are surface mounted within either steel conduit or structured raceway.

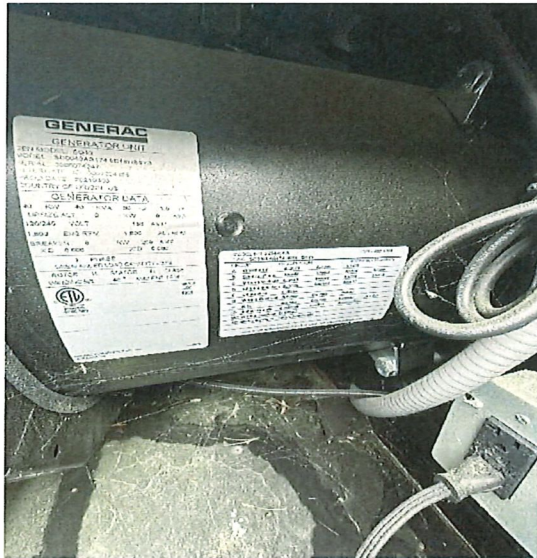
The exterior lighting is very limited - the lighting is mounted on the building or in soffits around the perimeter of the building. Site pole lighting illuminates the parking lots.

There is one Generac Generator, powered by diesel oil. The Generator is approximately 3 years old. It is located on the Northern side of the building.

The fire alarm system is manufactured by Fire-Lite Alarms Inc., cat# MS-5024UD. It is a five zoned fire alarm control panel with a built-in communicator and is also original to the building.



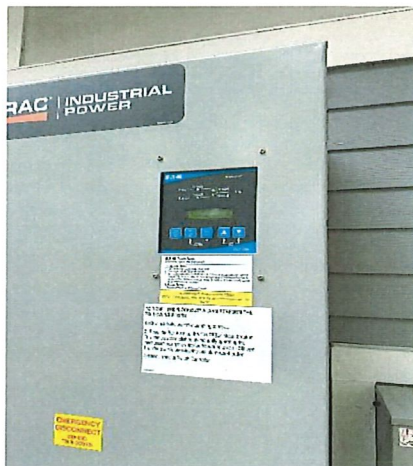
TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023



Generac Generator Unit Model SD40 Name Plate



Main Fire Alarm Control Panel



TOWN OF LAKEVILLE
LAKEVILLE SENIOR CENTER
EXISTING FACILITY EVALUATION
14 JULY 2023

N. Site

The Senior Center sits on partially wooded site approximately 4.08 acres of land that abuts Loon Pond and adjacent town properties with residential abutters to the northly side of the property. The parking lot and drive is bituminous concrete pavement with 55 off street parking spaces included in the overall count, there are 6 accessible parking spaces. The septic system consists of a 2000-gallon holding tank leading to a distribution box and a leaching field that is approximately 24'x 75'. Tank is located in Zone A, and leaching field is located outside of Zone A. Additionally, there is an external grease trap. The Center has concrete walkways the lead around the perimeter of the center and appear to be in good condition. Water supply is furnished via town water, no known issue to report (water quality or gpm)

Should the Town elect to move forward with one of the proposed options, the following changes would be required to be upgraded:

- Existing septic system would need to be relocated and moved outside of Zone A. Given the age of the system and Title V requirement a new system would be required to accommodate the increased occupant load.
- Exterior Grease trap may need to be modified based on the increased occupant load
- Modification to the off-street parking would be required to expand the number of spaces required to serve the increased occupant load.





LEGEND

PROPERTY LINE
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BUILDABLE AREA
●

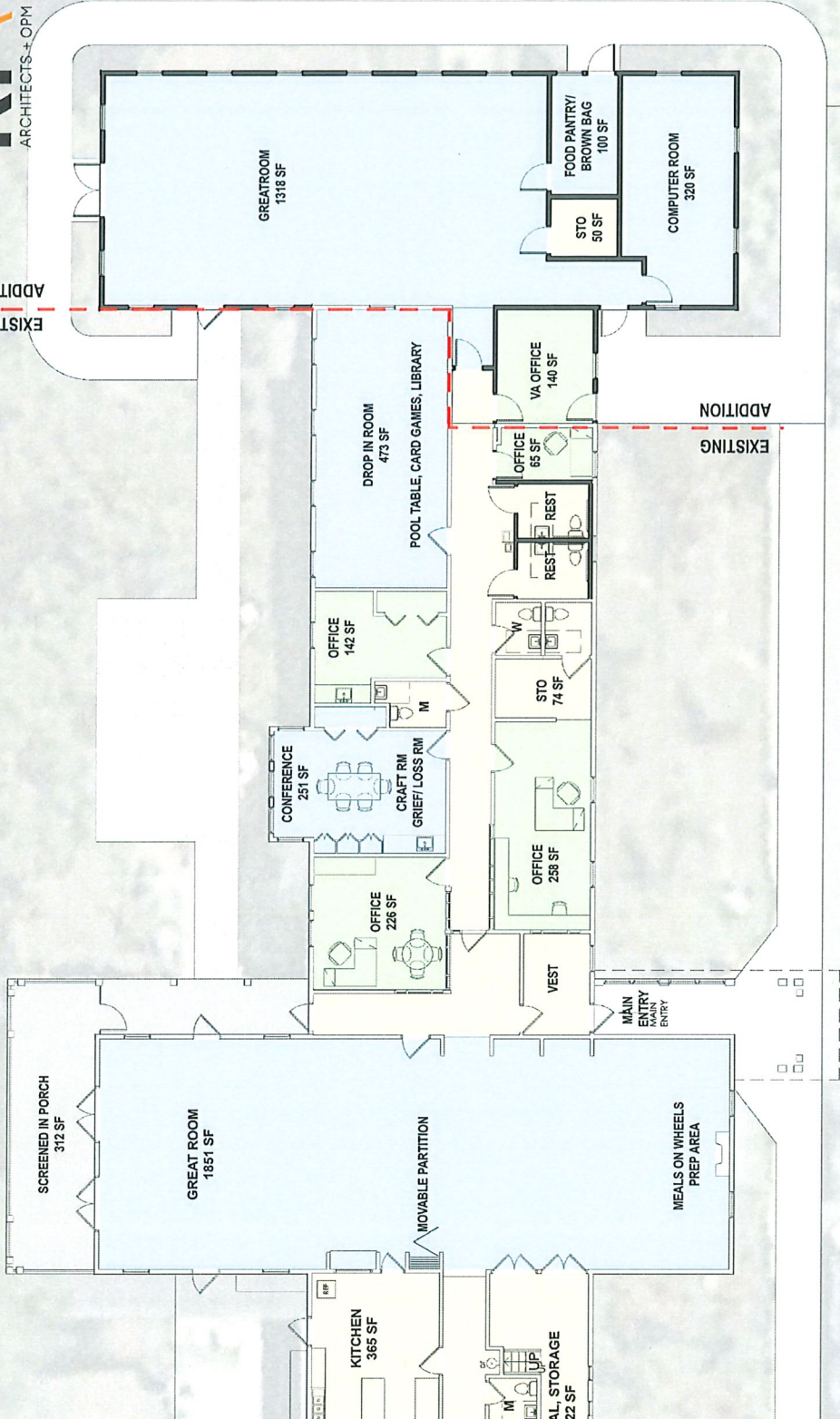


WATERFRONT
BUFFER
- - - - -

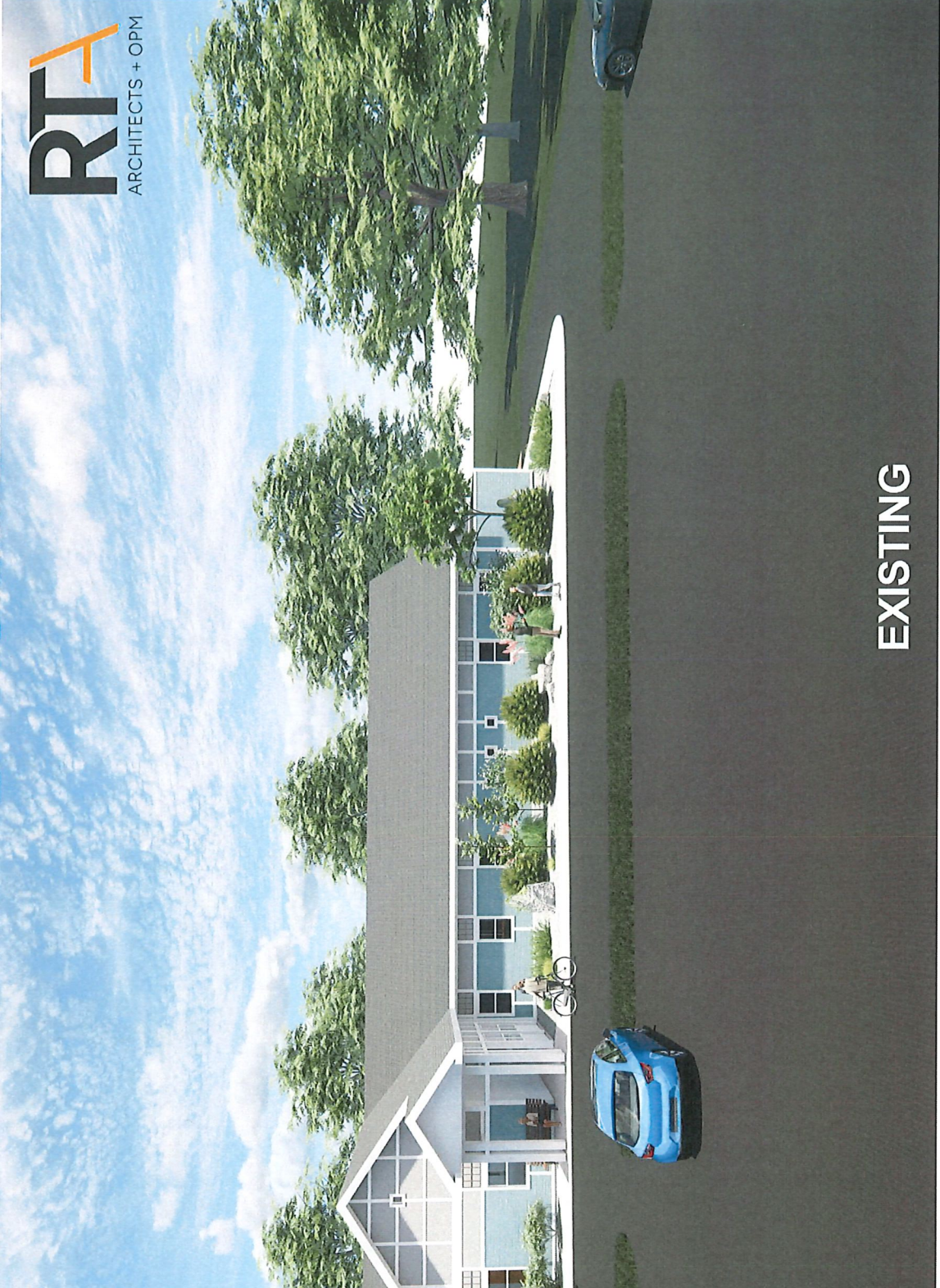
NG SITE PLAN



EXISTING
ADDITION



PROPOSED SCHEME 1



EXISTING



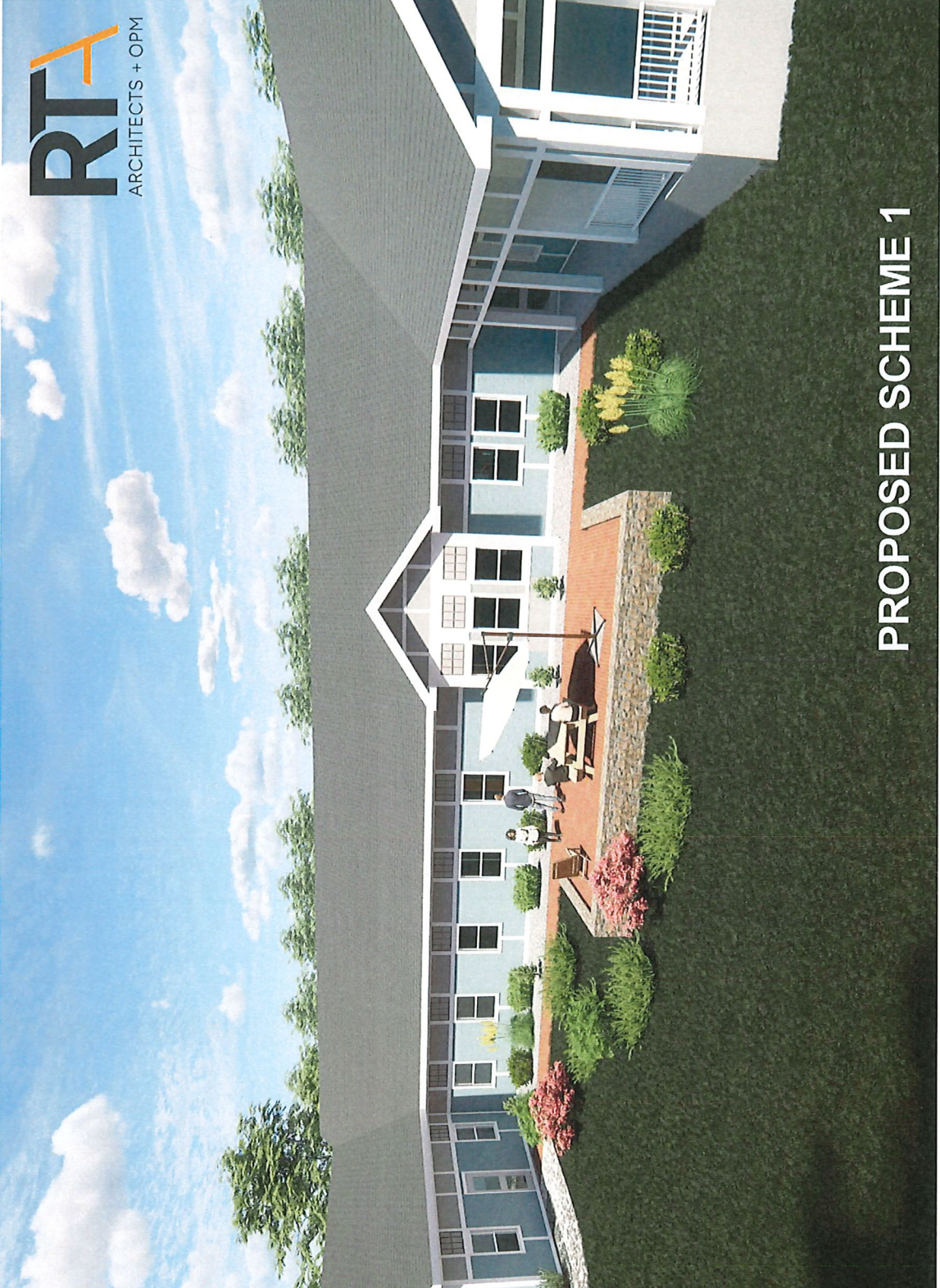


PROPOSED SCHEME 1



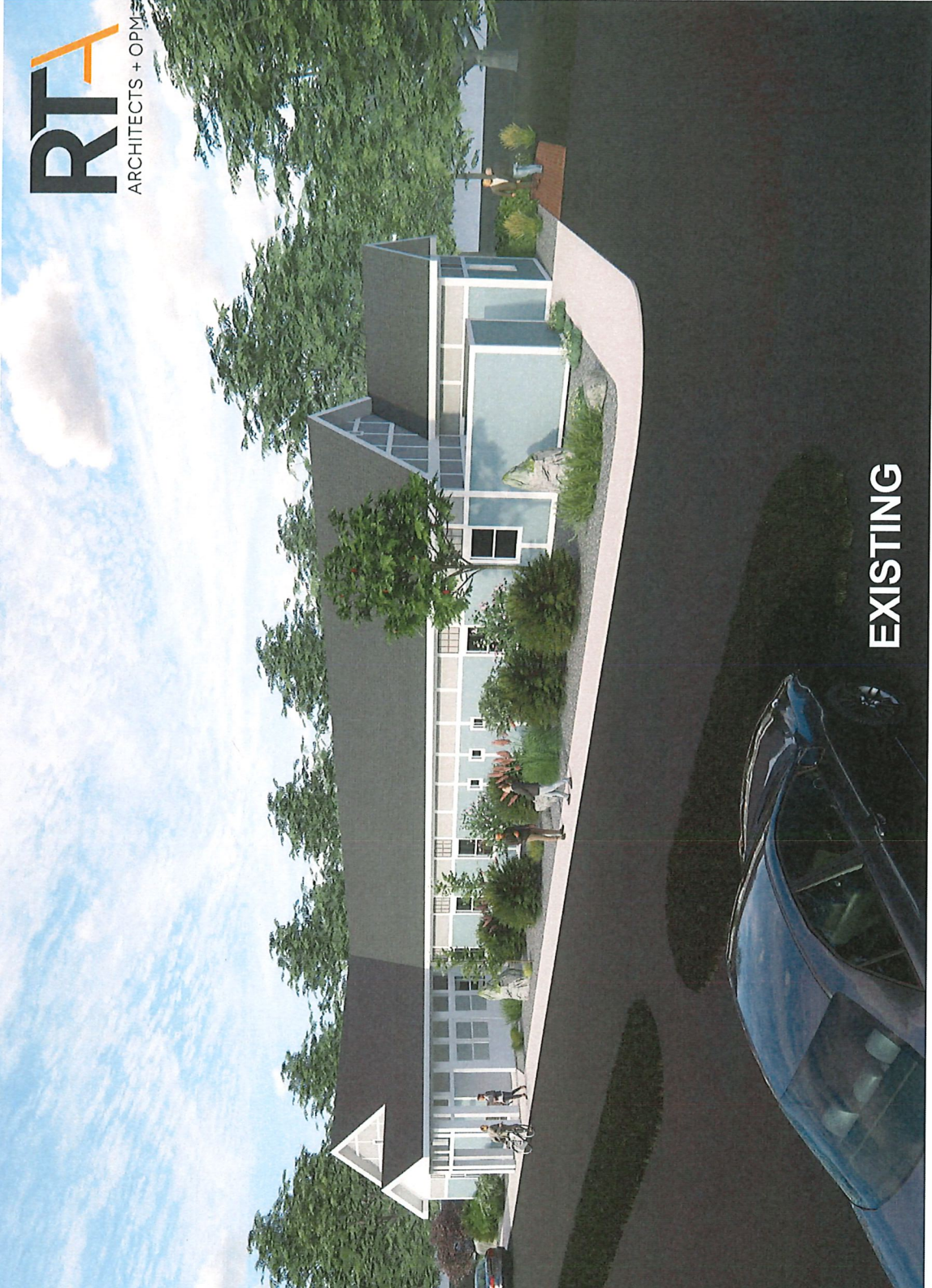
RTA
ARCHITECTS + OPM

EXISTING

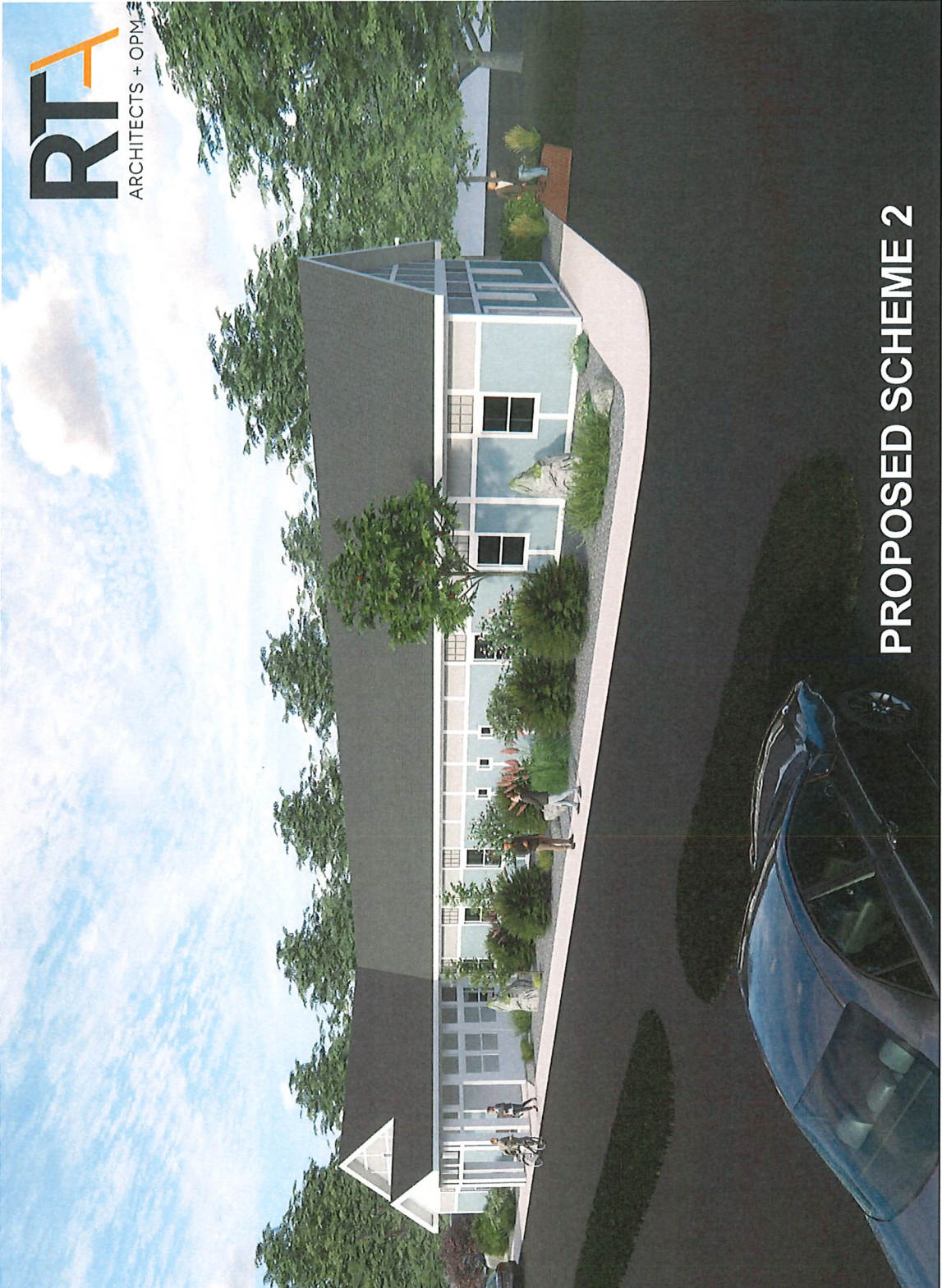


RTA
ARCHITECTS + OPM

PROPOSED SCHEME 1



EXISTING



PROPOSED SCHEME 2



RTA
ARCHITECTS + OPM

EXISTING



PROPOSED SCHEME 2



**FEASIBILITY DESIGN
CONSTRUCTION COST REPORT**

Select Renovations

at

Lakeville Senior Center

October 20, 2023





October 20, 2023

Rafal Toczko
RTA Architects + OPM
245 Shea Avenue
Belchertown, MA 01007

**LAKEVILLE SENIOR CENTER - Select Renovations, Lakeville,
MA**

Dear Rafal:

Please find enclosed our Construction Cost Model for the above referenced project based on feasibility design information prepared by your office and design team, dated July 14, 2023.

The financial summary of this cost model is outlined below, however we recommend you review the Executive Summary to fully understand the basis of this report and the included and excluded financial impacts contained therein.

	Const. Start	Gross Floor Area	\$/sf	Estimated Cost
Building Work	Sep-24	5,591	\$202.80	\$1,133,849
Site Work	Sep-24			\$196,867
ESTIMATED CONTRACT AWARD		5,591	\$238.01	\$1,330,716

Alternates

None considered at this time

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation impacts have been included in this report.



Contractors are not required to be signatory to any labor union, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction at this project location. This cost report represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

If you have any questions or require further analysis please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads 'Seamus Fennessy'. The signature is written in a cursive style with a prominent 'S' and 'F'.

*Seamus Fennessy MRICS
Principal/Owner*

Enclosures

Contents

	Page No.
<i>Executive Summary</i>	1
<i>Basis of Construction Cost Report</i>	3
<i>Exclusions</i>	5
<i>Areas Calculation</i>	6
<i>Overall Summary</i>	7
<i>Building Work</i>	8
<i>Sitework</i>	15
<i>CSI Summary</i>	18
<i>Filed Sub-bid Summary</i>	20

Executive Summary

The Project

This project in Lakeville, Massachusetts comprises of select renovations to the existing facility totaling approximately 5,600 gsf.

The renovation work includes a new fire protection system and associated ceiling replacement, replacement light fixtures, IT server relocation, restroom renovations, modifications to gutters and partial exterior siding replacement.

The work also includes replacement of the existing condenser and terminal boxes with a heat pump system.

Site work is limited to new water line and making good all disturbed site.

Financial Status

*Our construction cost model for the entire project is in the order of **\$1,330,716**. Within this total we are including \$134,001 of design contingency and \$80,043 of future price escalation reflecting the construction schedule outlined herein.*

Risk

A formal risk analysis has not been performed for this project. Some risk factors to be considered at this time include:

- Design Contingency*
- Escalation/Market risk*
- Construction/Payment default*
- Approvals process/Funding*

Design Contingency

*This construction cost model is based on concept drawings and specification. Due to this incomplete nature of the design we have utilized historic data and personal experience to complete this cost model. To help alleviate possible cost increases as a result of design completion we recommend a **design contingency of 12%**. We have included this contingency in our cost model. As design progresses this contingency will reduce.*

Escalation/Market Risk

The nation has come through the worst of the economic impact that materialized with Covid 19. However it is still with us and still having major impacts on construction costs. The well documented issues relating to the supply chain and labor shortages

Executive Summary

locations.

For these reasons we are continuing to recommend an annual escalation factor of 6-7% for the next twelve months dropping to 5 - 6% thereafter. We have **included an escalation factor of 6.4%** in this cost report. As we move closer to bid date we will continue to review and adjust the escalation factor as appropriate. It is possible that a higher escalation factor will be required for later years.

Construction/Payment Default

There is a real risk of contractors, subcontractors and material suppliers ceasing to exist due to their inability to honor low bids as material and labor prices increase. We highly recommend that each project has adequate protection in the form of sub guard (preferred) or bonding for both performance and payment. The current estimate includes for subcontractor bonding within the unit rates.

Approvals Process/Funding.

For the purpose of this report we have included both of these categories together. The risk here is that the funding and approvals process will take significantly longer than expected and hence subject this project to increases in price escalation. We have not included any such pressures in this cost model.

Peer/Comparable Projects

We at Fennessy Consulting Services do not like to compare individual projects against some perceived cost/sf. Our reasoning for this is based on the fact that no two projects are the same and as such a typical cost/sf is not all that applicable or reliable. We treat each project as a unique entity.

As a quality control measure we make comparisons of the various building component costs in this estimate against others. We make this comparison to verify that nothing is out of the ordinary. If we come across an abnormal component cost we double check this cost to ensure its accuracy.

Basis of Cost Estimate

Cost Estimate Prepared From	Dated	Received
<i>Feasibility design documentation</i>		
<i>Architecture by RTA Architects</i>	<i>07/14/23</i>	<i>09/20/23</i>
<i>Discussions with the Project Architect and Engineers</i>		

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of September 2024

A construction period of 3 months

The general contract will be competitively bid to qualified general contractors and subcontractors.

There will not be small business set aside requirements.

Contractors are not required to be signatory to labor unions, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction at this project location.

There are no phasing requirements.

Contractors will have full access to the site during normal business hours.

The Cost Plan is based on the following conditions:

The costs in this report covers construction costs only calculated at current bidding price level (reflecting the current projected construction schedule) with a separate allowance for cost escalation.

Cost escalation is included to the mid point of the construction schedule. Unit rates in the body of the report include appropriate escalation allowances to deliver specific trades within the prescribed schedule if the project were to commence today.

Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

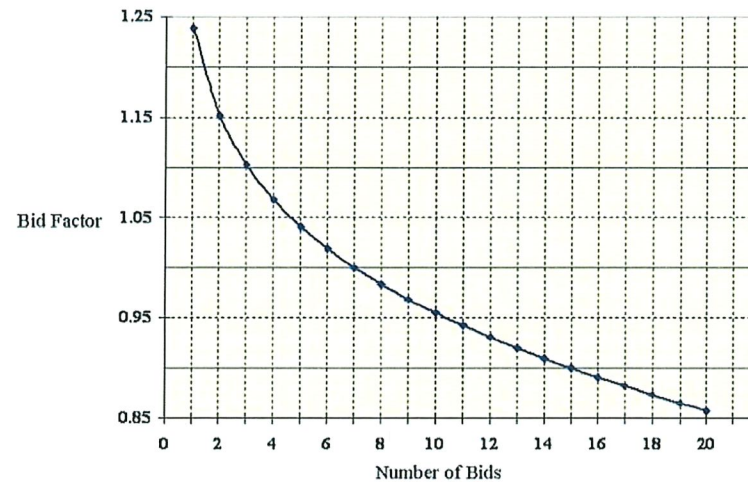
Bidding Process - Market Conditions

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been

Basis of Cost Estimate

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 5 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Effect of Competition on Prices



Source: Area Cost Factor Study, U.S. Army Corps of Engineers

Exclusions

The following cost items have been excluded from this report. Many of these will in fact be required and should be budgeted within the "Soft Cost" component of the project budget

- *Owner supplied and installed furniture, fixtures and equipment*
- *Loose furniture and equipment except as specifically identified*
- *Security head-end equipment and devices*
- *Tele/data head end equipment and devices*
- *Audio visual equipment*
- *Hazardous material handling, disposal and abatement*
- *Compression of schedule, premium or shift work, and restrictions on the contractor's working hours*
- *Design, testing, inspection or construction management fees*
- *Architectural and design fees*
- *Scope change and post contract contingencies*
- *Assessments, taxes, finance, legal and development charges*
- *Environmental impact mitigation*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Land and easement acquisition*
- *Cost escalation beyond a start date of September 2024*
- *Sales tax*

LAKEVILLE SENIOR CENTER
Select Renovations
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
October 20, 2023

Areas Calculation

	New	Existing	Total
BUILDING WORK			
Level 1		5,591	
TOTAL GROSS FLOOR AREA	0	5,591	5,591

LAKEVILLE SENIOR CENTER

Select Renovations

Lakeville, MA

FEASIBILITY DESIGN CONSTRUCTION COST REPORT

October 20, 2023

Overall Summary

		<i>Building Work</i>	<i>Site Work</i>	<i>Total</i>
A10 FOUNDATIONS		\$792	\$0	\$792
A20 BASEMENT CONSTRUCTION		\$0	\$0	\$0
B10 SUPERSTRUCTURE		\$0	\$0	\$0
B20 EXTERIOR CLOSURE		\$32,933	\$0	\$32,933
B30 ROOFING		\$35,355	\$0	\$35,355
C10 INTERIOR CONSTRUCTION		\$31,077	\$0	\$31,077
C20 STAIRCASES		\$0	\$0	\$0
C30 FINISHES		\$91,895	\$0	\$91,895
D10 CONVEYING SYSTEMS		\$0	\$0	\$0
D20 PLUMBING		\$92,930	\$0	\$92,930
D30 HVAC		\$215,273	\$0	\$215,273
D40 FIRE PROTECTION		\$78,140	\$0	\$78,140
D50 ELECTRICAL		\$167,240	\$0	\$167,240
E10 EQUIPMENT		\$0	\$0	\$0
E20 FURNISHINGS		\$0	\$0	\$0
F10 SPECIAL CONSTRUCTION		\$0	\$0	\$0
F20 SELECTIVE BUILDING DEMOLITION		\$22,760	\$0	\$22,760
Total Building Construction		\$768,395	\$0	\$768,395
G10 SITE PREPARATION		\$0	\$8,496	\$8,496
G20 SITE IMPROVEMENTS		\$0	\$18,885	\$18,885
G30 SITE MECHANICAL UTILITIES		\$0	\$112,845	\$112,845
G40 SITE ELECTRICAL		\$0	\$0	\$0
G90 OTHER SITE CONSTRUCTION		\$0	\$0	\$0
Total Site Construction		\$0	\$140,226	\$140,226
TOTAL BUILDING & SITE		\$768,395	\$140,226	\$908,621
MARKUPS		\$183,076	\$24,975	\$208,051
General conditions & project requirements	15.6%	\$120,000	\$14,023	\$134,023
Bond and insurance	2.0%	\$17,768	\$3,085	\$20,853
Building permit	0.0%	\$0	\$0	\$0
Prime contractor's head office overhead and profit (Fee)	5.0%	\$45,308	\$7,867	\$53,175
PLANNED CONSTRUCTION COST	Oct-23	\$951,471	\$165,201	\$1,116,672

CONTINGENCIES/ESCALATION \$100,000 \$21,000 \$121,000

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

Building Work - Summary

	Total	GFA \$/sf	5,591 %
A10 Foundations	\$792	\$0.14	0.08%
A1010 Foundations	\$0	\$0.00	0.00%
A1020 Special Foundations	\$0	\$0.00	0.00%
A1030 Slab on Grade	\$792	\$0.14	0.08%
A20 Basement Construction	\$0	\$0.00	0.00%
A2010 Basement Earthwork	\$0	\$0.00	0.00%
A2020 Basement Walls	\$0	\$0.00	0.00%
B10 Superstructure	\$0	\$0.00	0.00%
B1010 Floor Construction	\$0	\$0.00	0.00%
B1020 Roof Construction	\$0	\$0.00	0.00%
B20 Exterior Closure	\$32,933	\$5.89	3.46%
B2010 Exterior Walls	\$29,933	\$5.35	3.15%
B2020 Windows	\$3,000	\$0.54	0.32%
B2030 Exterior Doors	\$0	\$0.00	0.00%
B30 Roofing	\$35,355	\$6.32	3.72%
B3010 Roof Covering	\$35,355	\$6.32	3.72%
B3020 Roof Openings	\$0	\$0.00	0.00%
C10 Interior Construction	\$31,077	\$5.56	3.27%
C1010 Partitions	\$3,040	\$0.54	0.32%
C1020 Interior Doors	\$1,950	\$0.35	0.20%
C1030 Specialties	\$26,087	\$4.67	2.74%
C20 Staircases	\$0	\$0.00	0.00%
C2010 Stair Construction	\$0	\$0.00	0.00%
C2020 Stair Finishes	\$0	\$0.00	0.00%
C30 Finishes	\$91,895	\$16.44	9.66%
C3010 Wall Finishes	\$36,340	\$6.50	3.82%
C3020 Floor Finishes	\$12,140	\$2.17	1.28%
C3030 Ceiling Finishes	\$43,415	\$7.77	4.56%
D10 Conveying Systems	\$0	\$0.00	0.00%
D1010 Elevators and Lifts	\$0	\$0.00	0.00%
D1020 Escalators and Moving Walkways	\$0	\$0.00	0.00%
D1030 Other Conveying Systems	\$0	\$0.00	0.00%
D20 Plumbing	\$92,930	\$16.62	9.77%
D2010 Plumbing Complete	\$92,930	\$16.62	9.77%
D30 Heating, Ventilation & Air Conditioning	\$215,273	\$38.50	22.63%
D3010 HVAC, Complete	\$215,273	\$38.50	22.63%
D40 Fire Protection	\$78,140	\$13.98	8.21%
D4010 Fire Protection, Complete	\$78,140	\$13.98	8.21%
D50 Electrical	\$167,240	\$29.91	17.58%

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

Building Work - Summary

		Total	GFA \$/sf	5,591 %
F10 Special Construction		\$0	\$0.00	0.00%
F1010 Special Structures		\$0	\$0.00	0.00%
F1020 Integrated Construction		\$0	\$0.00	0.00%
F1030 Special Systems and Facilities		\$0	\$0.00	0.00%
F20 Selective Building Demolition		\$22,760	\$4.07	2.39%
F2010 Building Elements Demolition		\$22,760	\$4.07	2.39%
F2020 Hazardous Components Abatement		\$0	\$0.00	0.00%
TOTAL BUILDING CONSTRUCTION		\$768,395	\$137.43	80.76%
Total Site Construction		<i>See separate section</i>		
TOTAL BUILDING & SITE		\$768,395	\$137.43	80.76%
Markups		\$183,076	\$32.74	19.24%
General Conditions				
General conditions & project requirements	15.62%	\$120,000	\$21.46	12.61%
Bond and insurance	2.00%	\$17,768	\$3.18	1.87%
Building permit	0.00%	\$0	\$0.00	0.00%
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	5.00%	\$45,308	\$8.10	4.76%
PLANNED CONSTRUCTION COST	Oct-23	\$951,471	\$170.18	100.00%
Contingencies/Escalation		\$182,378	\$32.62	
Contingencies				
Design and pricing contingency	12.00%	\$114,177	\$20.42	
Gmp contingency	0.00%	\$0	\$0.00	
Escalation				
Escalation to start date (September 2024)	6.40%	\$68,201	\$12.20	
ESTIMATED CONTRACT AWARD	Sep-24	\$1,133,849	\$202.80	

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

**Building Work - Estimate
 Detail**

	Quantity	Unit	Rate	Total
<u>A1030 SLAB ON GRADE</u>				
Existing slab on grade				
Patching existing surfacing after demolition	198	SF	4.00	792
Subtotal				\$792
<u>B2010 EXTERIOR WALL</u>				
Interior backup				
Patch at locations of mep systems and specialties/casework demolition	114	SF	2.50	285
Exterior skin - wood				
Wood siding	200	SF	40.00	8,000
Paint to wood siding and trim	1,000	SF	3.00	3,000
Existing exterior skin - wood				
Cleaning	4,662	SF	4.00	18,648
Subtotal				\$29,933
<u>B2020 WINDOWS</u>				
Aluminum windows and glazing				
Windows, glazed				
Minor repairs	1	LS	3,000.00	3,000
Subtotal				\$3,000
<u>B3010 ROOF COVERING</u>				
Shingle roofing				
Asphalt shingle - partial replacement (assumed 30%)	2,173	SF	15.00	32,595
Miscellaneous roofing				
Gutters and down spouts	92	LF	30.00	2,760
Subtotal				\$35,355
<u>C1010 PARTITIONS</u>				
Partitions, drywall				
Patch at locations of mep systems and specialties/casework demolition	1,216	SF	2.50	3,040
Subtotal				\$3,040
<u>C1020 INTERIOR DOORS</u>				
Miscellaneous				
Paint to doors, existing	6	EA	150.00	900
Paint to frames, existing	6	EA	175.00	1,050
Subtotal				\$1,950

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

**Building Work - Estimate
 Detail**

	Quantity	Unit	Rate	Total
<i>Miscellaneous</i>				
Allowance for miscellaneous metals not identifiable at this stage	5,591	SF	1.00	5,591
Miscellaneous sealants throughout building	5,591	SF	0.50	2,796
Subtotal				\$26,087
<u>C3010 WALL FINISHES</u>				
<i>Paint</i>				
Patch paint	1	LS	2,500.00	2,500
<i>Tile</i>				
Ceramic tile	846	SF	40.00	33,840
Subtotal				\$36,340
<u>C3020 FLOOR FINISHES</u>				
<i>Floor tile</i>				
Ceramic tile	198	SF	40.00	7,920
Marble thresholds @ bathrooms	6	EA	120.00	720
<i>Bases to walls</i>				
Allowance	140	LF	25.00	3,500
Subtotal				\$12,140
<u>C3030 CEILING FINISHES</u>				
<i>Drywall</i>				
Patch after sprinkler installation	182	SF	18.00	3,276
<i>Acoustical ceiling tile</i>				
Repair/replace after sprinkler installation	4,379	SF	9.00	39,411
<i>Paint</i>				
Drywall or plaster ceiling	182	SF	4.00	728
Subtotal				\$43,415
<u>D2010 PLUMBING</u>				
<i>Plumbing</i>				
Fixtures, complete	12	EA	2,300.00	27,600
Piping modifications	12	SF	300.00	3,600
<i>Plumbing fixtures</i>				
Lavatory	6	EA	2,300.00	13,800
Water closet	6	EA	2,500.00	15,000
Fixture carrier	12	EA	575.00	6,900
<i>Sanitary waste & vent systems</i>				

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

**Building Work - Estimate
 Detail**

	Quantity	Unit	Rate	Total
Miscellaneous				
Commissioning	1	LS	1,750.00	1,750
Testing and sterilization	1	LS	900.00	900
Shop drawings	1	LS	900.00	900
Coring, sleeves and firestopping	1	LS	700.00	700
Fees and permits		Waived		
Subtotal				\$92,930

D3010 HVAC

Equipment				
Equipment				
Air source heat pump				
<1 tn	6	EA	4,000.00	24,000
VRF indoor unit				
Terminal boxes	12	EA	3,000.00	36,000
Branch selector box	1	EA	6,800.00	6,800
Minisplit, complete	1	EA	15,000.00	15,000
Energy recovery unit				
Allowance		Not include	30,000.00	
Refrigerant piping				
Mains	400	LF	49.00	19,600
Branch	1,300	LF	36.00	46,800
Insulation	1,700	LF	14.00	23,800
Condensate drain piping				
Piping	170	LF	42.00	7,140
Insulation	170	LF	8.00	1,360
Balancing				
Testing and balancing	5,591	SF	1.00	5,591
Automatic temperature controls				
Automatic temperature control system, modifications	5,591	SF	2.00	11,182
Miscellaneous				
Coordination and management	1	LS	5,000.00	5,000
Commissioning support	1	LS	750.00	750
Rigging / floor loading	1	LS	7,500.00	7,500
Shop drawings and as builds	1	LS	1,500.00	1,500
Seismic bracing and vibration control	1	LS	750.00	750
Equipment start-up and testing	1	LS	1,000.00	1,000
Coring, sleeves and firestopping	1	LS	1,500.00	1,500

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

**Building Work - Estimate
 Detail**

	Quantity	Unit	Rate	Total
Sprinkler heads	56	EA	120.00	6,720
Branch sprinkler pipe with fittings & hangers	448	LF	35.00	15,680
Main sprinkler pipe with fittings & hangers	168	LF	55.00	9,240
Miscellaneous				
Coordination & BIM	1	LS	5,000.00	5,000
Engineering/hydraulic calculations	1	LS	1,500.00	1,500
Shop drawings	1	LS	2,500.00	2,500
Coring, sleeves & firestopping	1	LS	500.00	500
Fees and permits		waived		
Subtotal				\$78,140

D5010 ELECTRICAL

Equipment wiring				
Split systems	1	EA	2,000.00	2,000
Plumbing fixtures	12	EA	750.00	9,000
Hand dryers	6	EA	450.00	2,700
Lighting and branch wiring				
Light fixtures				
Allowance	93	EA	350.00	32,550
Labor to hang fixtures	93	EA	150.00	13,950
Back boxes, and cabling	93	EA	400.00	37,200
Lighting controls				
Occupancy sensor	6	EA	200.00	1,200
Back boxes, and cabling	6	EA	400.00	2,400
Branch power devices				
GFCI duplex receptacle	6	EA	65.00	390
Back boxes, and cabling	6	EA	400.00	2,400
Communications				
Relocate IT server - allowance	1	LS	50,000.00	50,000
Fire alarm system				
Fire alarm panel modifications	1	EA	1,800.00	1,800
Visual device	6	EA	200.00	1,200
Control module (flow and tamper switches etc.)	6	EA	275.00	1,650
Wiring point; including device box and cabling	12	EA	400.00	4,800
Testing and programming	1	LS	1,500.00	1,500
Miscellaneous				
Hoisting / Rigging / Floor loading	1	LS	1,000.00	1,000
Commissioning support	1	LS	1,000.00	1,000
Coring, firestopping	1	LS	500.00	500

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

**Building Work - Estimate
 Detail**

	Quantity	Unit	Rate	Total
Plumbing fixtures and piping in restrooms	6	RMS	350.00	2,100
Light fixtures	93	EA	37.50	3,488
Roof demolition				
Shingle roof	2,173	SF	1.50	3,260
Exterior demolition				
Damaged siding	200	SF	4.00	800
Subtotal				\$22,760

F2020 HAZARDOUS COMPONENTS ABATEMENT

Hazardous materials abatement				
Remove hazardous building materials			EXCLUDED	
Subtotal				\$0

MARKUPS

General conditions and project requirements				
General conditions and requirements	3.0	MTH	40,000	120,000
Bond and Insurance	2.0%		888,395	17,768
Building permit	0.0%		906,163	
Overhead and Profit				
Prime contractor's head office overhead and profit (Fee)	5.0%		906,163	45,308
Subtotal				\$183,076

CONTINGENCIES/ESCALATION

Contingencies				
Design contingency	12.0%		951,471	114,177
GMP contingency	0.0%		1,065,648	
Escalation				
Escalation to Start Date (September 2024)	6.4%		1,065,648	68,201
Subtotal				\$182,378

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

Site Work - Summary

		Total	SITE AREA	0
		\$	\$/sf	%
G10 Site Preparation		\$8,496		5.14%
G1010 Site Clearing and Demolition		\$4,500		2.72%
G1030 Site Earthwork		\$3,996		2.42%
G1040 Hazardous Waste Remediation		\$0		0.00%
G20 Site Improvement		\$18,885		11.43%
G2010 Roadways and Parking Lots		\$8,000		4.84%
G2030 Pedestrian Paving		\$2,755		1.67%
G2040 Site Development		\$0		0.00%
G2050 Landscaping		\$8,130		4.92%
G30 Site Mechanical		\$112,845		68.31%
G3010 Mechanical Utilities		\$112,845		68.31%
G40 Site Electrical		\$0		0.00%
G4010 Electrical Utilities & Site Lighting		\$0		0.00%
G90 Other Site Construction		\$0		0.00%
G9010 Service and Pedestrian Tunnels		\$0		0.00%
G9090 Other Site Systems		\$0		0.00%
Total Site Construction		\$140,226		84.88%
TOTAL BUILDING & SITE		\$140,226		84.88%
Markups		\$24,975		15.12%
General Conditions				
General conditions and project requirements	10.00%	\$14,023		8.49%
Bond and insurance	2.00%	\$3,085		1.87%
Building permit	0.00%	\$0		0.00%
Overhead and profit				
Prime contractor's head office overhead and profit (Fee)	5.00%	\$7,867		4.76%
PLANNED CONSTRUCTION COST	Oct-23	\$165,201		100.00%
Contingencies/Escalation		\$31,666		
Contingencies				
Design and pricing contingency	12.00%	\$19,824		
Gmp contingency	0.00%	\$0		
Escalation				
Escalation to start date (September 2024)	6.40%	\$11,842		
ESTIMATED CONTRACT AWARD	Sep-24	\$196,867		

Site Work - Estimate Detail

	Quantity	Unit	Rate	Total
<u>G1010 SITE CLEARING AND DEMOLITION</u>				
Site set up				
Site construction fence/barricades	300	LF	15.00	4,500
Subtotal				\$4,500
<u>G1030 SITE EARTHWORK</u>				
Site earthwork				
Strip topsoil, store	222	CY	18.00	3,996
Subtotal				\$3,996
<u>G2010 ROADWAYS AND PARKING LOTS</u>				
Bituminous concrete paving in patches				
Bituminous concrete patch	1,000	SF	8.00	8,000
Subtotal				\$8,000
<u>G2030 PEDESTRIAN PAVING</u>				
Concrete paving				
Excavation to reduce levels	7	CY	18.00	126
Remove off site	7	CY	30.00	210
Gravel base	7	CY	55.00	385
Perimeter formwork	33	LF	8.00	264
Mesh reinforcing 15% lap	230	SF	2.00	460
Concrete in slab, complete	3.1	CY	245.25	760
Finishing and curing	200	SF	2.00	400
Control and construction joints	200	SF	0.75	150
Subtotal				\$2,755
<u>G2050 LANDSCAPING</u>				
Topsoil/planting medium				
Spread existing topsoil, 6" thick	222	CY	15.00	3,330
Grass/lawn				
Seeding to lawn areas	9,600	SF	0.50	4,800
Subtotal				\$8,130
<u>G3010 MECHANICAL UTILITIES</u>				
Water supply				
DI piping 4"	821	LF	75.00	61,575
Connect to existing	1	EA	7,500.00	7,500
Excavation/trenching	973	CY	15.00	14,595

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

Site Work - Estimate Detail

	Quantity	Unit	Rate	Total
<u>MARKUPS</u>				
<i>General conditions and project requirements</i>				
General conditions and requirements	10.0%		140,226	14,023
Bond and Insurance	2.0%		154,249	3,085
Building permit	0.0%		157,334	
<i>Overhead and Profit</i>				
Prime contractor's head office overhead and profit (Fee)	5.0%		157,334	7,867
Subtotal				\$24,975
<u>CONTINGENCIES/ESCALATION</u>				
<i>Contingencies</i>				
Design contingency	12.0%		165,201	19,824
GMP contingency	0.0%		185,025	
<i>Escalation</i>				
Escalation to Start Date (September 2024)	6.4%		185,025	11,842
Subtotal				\$31,666

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

CSI Summary

	Gross Area:	Building Work	Site work	Total Estimate
		5,591 SF		5,591 SF
DIVISION 1 - GENERAL REQUIRMENTS				
01-00-00	General Conditions	See Below	See Below	See Below
DIVISION 2 - EXISTING CONDITIONS				
		17,400	0	17,400
02-40-00	Selective Demolition	13,912	0	13,912
02-60-00	Hazardous Materials Abatement/Removal	3,488	0	3,488
DIVISION 3 - CONCRETE				
		792	0	792
03-50-00	Gypsum Cement Underlayment	792	0	792
DIVISION 4 - MASONRY				
		0	0	0
DIVISION 5 - METAL				
		5,591	0	5,591
05-50-00	Metal Fabrications	5,591	0	5,591
DIVISION 6 - WOOD & PLASTICS				
		0	0	0
DIVISION 7 - THERMAL & MOISTURE PROTECTION				
		68,059	0	68,059
07-31-00	Asphalt Shingle Roofing	32,595	0	32,595
07-45-00	Wood Siding	26,648	0	26,648
07-50-00	Membrane Roofing	3,260	0	3,260
07-70-00	Roofing and Wall Specialties and Accessories	2,760	0	2,760
07-90-00	Joint Sealants	2,796	0	2,796
DIVISION 8 - DOORS & WINDOWS				
		5,700	0	5,700
08-50-00	Windows	3,000	0	3,000
08-80-00	Glazing	2,700	0	2,700
DIVISION 9 - FINISHES				
		100,170	0	100,170
09-20-00	Gypsum Wallboard Assemblies	6,601	0	6,601
09-30-00	Tiling	45,980	0	45,980
09-51-00	Acoustical Ceilings	39,411	0	39,411
09-90-00	Painting and Coating	8,178	0	8,178
DIVISION 10 - SPECIALTIES				
		15,000	0	15,000
10-28-00	Toilet & Bathroom Accessories	15,000	0	15,000
DIVISION 11 - EQUIPMENT				
		0	0	0

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

CSI Summary

	<i>Building Work</i>	<i>Site work</i>	<i>Total Estimate</i>
Gross Area:	5,591 SF		5,591 SF
DIVISION 22 - PLUMBING	95,030	0	95,030
22-00-00 Plumbing	95,030	0	95,030
DIVISION 23 - HVAC	215,273	0	215,273
23-00-00 HVAC	204,091	0	204,091
DIVISION 26 - ELECTRICAL	167,240	0	167,240
26-00-00 Electrical	106,290	0	106,290
27-00-00 Communications	50,000	0	50,000
28-10-00 Fire Alarm	10,950	0	10,950
DIVISION 31 -EARTHWORK	0	9,217	9,217
DIVISION 32 -EXTERIOR IMPROVEMENTS	0	18,164	18,164
DIVISION 33 -UTILITIES	0	112,845	112,845
33-10-00 Water Utilities	0	112,845	112,845
TOTAL DIRECT WORK	\$768,395	\$140,226	\$908,621
MARKUPS	183,076	24,975	208,051
01-10-00 General Conditions and Project Requirements	120,000	14,023	134,023
01-20-00 Insurance, Bond	17,768	3,085	20,853
01-30-00 Permits	0	0	0
01-40-00 Prime Contractor's Head Office Overhead & Profit (Fee)	45,308	7,867	53,175
PLANNED CONSTRUCTION COST (October 2023)	\$951,471	\$165,201	\$1,116,672
CONTINGENCIES/ESCALATION	182,378	31,666	214,044
50-10-00 Design Contingency	114,177	19,824	134,001
50-20-00 Construction Contingency	0	0	0
50-30-00 Escalation	68,201	11,842	80,043
ESTIMATED CONTRACT AWARD (September 2024)	\$1,133,849	\$196,867	\$1,330,716

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

Filed Sub-Bid Summary

		Building Work	Sitework	Total Estimate
	Gross Area:	5,591 SF		5,591 SF
04-10-00	Masonry	0	0	0
05-50-00	Miscellaneous Metals	5,591	0	5,591
05-50-00	Metal Fabrications	5,591	0	5,591
07-10-00	Waterproofing, Dampproofing & Caulking	2,796	0	2,796
07-90-00	Joint Sealants	2,796	0	2,796
07-50-00	Roofing	35,855	0	35,855
07-31-00	Asphalt Shingle Roofing	32,595	0	32,595
07-50-00	Membrane Roofing	3,260	0	3,260
08-10-00	Windows	3,000	0	3,000
08-50-00	Windows	3,000	0	3,000
08-80-00	Glass and Glazing	2,700	0	2,700
08-80-00	Glazing	2,700	0	2,700
09-10-00	Plaster	0	0	0
09-30-00	Tile	45,980	0	45,980
09-30-00	Tiling	45,980	0	45,980
09-66-00	Terrazzo	0	0	0
09-51-00	Acoustic Ceilings	39,411	0	39,411
09-51-00	Acoustical Ceilings	39,411	0	39,411
09-65-00	Resilient Flooring	0	0	0
09-68-00	Carpet	0	0	0
09-90-00	Painting	8,178	0	8,178
09-90-00	Painting and Coating	8,178	0	8,178
14-20-00	Conveying	0	0	0
21-00-00	Fire Protection	78,140	0	78,140

LAKEVILLE SENIOR CENTER
 Select Renovations
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 October 20, 2023

Filed Sub-Bid Summary

		<i>Building Work</i>	<i>Sitework</i>	<i>Total Estimate</i>
	Gross Area:	5,591 SF		5,591 SF
26-00-00	Electrical	167,240	0	167,240
26-00-00	Electrical	106,290	0	106,290
27-00-00	Communications	50,000	0	50,000
28-10-00	Fire Alarm	10,950	0	10,950
TOTAL FILED SUB-BID WORK		\$699,194	\$0	\$699,194



**FEASIBILITY DESIGN
CONSTRUCTION COST REPORT**

Proposed Expansion

at

Lakeville Senior Center

November 8, 2023





November 8, 2023

Rafal Toczko
RTA Architects + OPM
245 Shea Avenue
Belchertown, MA 01007

**LAKEVILLE SENIOR CENTER - Proposed
Expansion, Lakeville, MA**

Dear Rafal:

Please find enclosed our Construction Cost Model for the above referenced project based on feasibility design information prepared by your office and design team, dated October 21, 2023.

The financial summary of this cost model is outlined below, however we recommend you review the Executive Summary to fully understand the basis of this report and the included and excluded financial impacts contained therein.

	Const. Start	Gross Floor Area	\$/sf	Estimated Cost
Scheme 1 (Side Addition)	Sep-24	2,327	\$812.82	\$1,891,442
Scheme 2 (Rear Addition)	Sep-24	1,623	\$955.95	\$1,551,504

Alternates

None considered at this time

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation impacts have been included in this report.



Contractors are not required to be signatory to any labor union, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction at this project location. This cost report represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

If you have any questions or require further analysis please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads 'Seamus Fennessy'. The signature is written in a cursive style with a prominent initial 'S'.

Seamus Fennessy MRICS
Principal/Owner

Enclosures

Contents

	Page No.
<i>Executive Summary</i>	1
<i>Basis of Construction Cost Report</i>	3
<i>Exclusions</i>	5
<i>Areas Calculation</i>	6
<i>Overall Summary</i>	7
<i>Scheme 1 (Side Addition)</i>	8
<i>Scheme 2 (Rear Addition)</i>	18

Executive Summary

The Project

This project in Lakeville, Massachusetts comprises of a feasibility study to expand the existing facility. Two schemes are under consideration. For the purpose of this exercise we have treated this study completely independent of any work that may take place as a renovation project within the existing facility. In other words bathroom renovations and mechanical equipment relocation are included as part of this study.

The first scheme comprises of the construction of an addition to the side of the existing facility. This addition totals 2,174 gsf and will provide a new greenroom, computer room, food pantry and office. This scheme will require bathroom renovations totaling 253 gsf. Other spaces will be relabeled for alternative uses. Site work will provide new walkways adjacent the building and a new patio area.

Scheme 2 provides a 1,141 gsf addition to the rear of the building and a office addition of 222 gsf to the side of the existing facility. The rear addition will accommodate an exercise room. This scheme will required the creation of restrooms adjacent to new main addition, elimination of an existing restroom and in its place create a food pantry. As with Scheme 1, existing spaces will be relabeled for alternative uses and the site work will include walkways and patio.

Financial Status

*Our construction cost model for the entire project is in the order of **\$1.89MM for Scheme 1 and \$1.55MM for scheme 2**. Within these totals we are including a design contingency and factor for future price escalation reflecting the construction schedule outlined herein.*

Risk

A formal risk analysis has not been performed for this project. Some risk factors to be considered at this time include:

- Design Contingency*
- Escalation/Market risk*
- Construction/Payment default*
- Approvals process/Funding*

Design Contingency

This construction cost model is based on feasibility design information. Due to this

Executive Summary

Escalation/Market Risk

The nation has come through the worst of the economic impact that materialized with Covid 19. However it is still with us and still having major impacts on construction costs. The well documented issues relating to the supply chain and labor shortages remain with us and will continue to be problematic for the foreseeable future. Industry demand is slowing. Economic growth is expected to be only 0.7% during the next 12 months. Construction starts are expected to flatten during this same time period.

The impact will vary across the different segments of the construction marketplace. Non-residential projects, especially commercial projects will reduce, residential will remain as is, manufacturing will drop significantly and non-building projects will increase dramatically. This will affect escalation rates differently across project locations.

For these reasons we are continuing to recommend an annual escalation factor of 6-7% for the next twelve months dropping to 5 - 6% thereafter. We have **included an escalation factor of 5.7%** in this cost report. As we move closer to bid date we will continue to review and adjust the escalation factor as appropriate. It is possible that a higher escalation factor will be required for later years.

Construction/Payment Default

There is a real risk of contractors, subcontractors and material suppliers ceasing to exist due to their inability to honor low bids as material and labor prices increase. We highly recommend that each project has adequate protection in the form of sub guard (preferred) or bonding for both performance and payment. The current estimate includes for subcontractor bonding within the unit rates.

Approvals Process/Funding.

For the purpose of this report we have included both of these categories together. The risk here is that the funding and approvals process will take significantly longer than expected and hence subject this project to increases in price escalation. We have not included any such pressures in this cost model.

Peer/Comparable Projects

We at Fennessy Consulting Services do not like to compare individual projects against some perceived cost/sf. Our reasoning for this is based on the fact that no two projects are the same and as such a typical cost/sf is not all that applicable or reliable. We treat

Basis of Cost Estimate

Cost Estimate Prepared From	Dated	Received
<i>Feasibility design information</i>		
<i>Architectural drawings by RT Architecture</i>	10/21/23	10/21/23
<i>Discussions with the Project Architect and Engineers</i>		

Conditions of Construction

The pricing is based on the following general conditions of construction

A start date of September 2024

A construction period of 9 months

The general contract will be competitively bid to qualified general contractors and subcontractors.

There will not be small business set aside requirements.

Contractors are not required to be signatory to labor unions, however they will be required to pay prevailing wage rates as set forth by the Commonwealth of Massachusetts for construction at this project location.

There are no phasing requirements.

Contractors will have full access to the site during normal business hours.

The Cost Plan is based on the following conditions:

The costs in this report covers construction costs only calculated at current bidding price level (reflecting the current projected construction schedule) with a separate allowance for cost escalation.

Cost escalation is included to the mid point of the construction schedule. Unit rates in the body of the report include appropriate escalation allowances to deliver specific trades within the prescribed schedule if the project were to commence today.

Cost associated with additional escalation required for future start date are included as a below the line markup. This report has included this additional escalation to the scheduled start date of construction noted in this report.

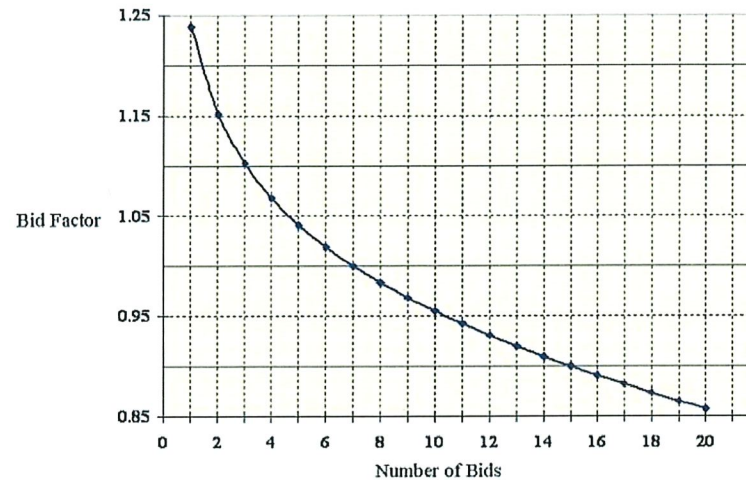
Bidding Process - Market Conditions

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been

Basis of Cost Estimate

Pricing reflects probable construction costs obtainable in the project locality on the date of this statement of probable costs. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors and general contractors, with a minimum of 5 bidders for all items of work. Experience and research indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Effect of Competition on Prices



Source: Area Cost Factor Study, U.S. Army Corps of Engineers

Exclusions

The following cost items have been excluded from this report. Many of these will in fact be required and should be budgeted within the "Soft Cost" component of the project budget

- *Owner supplied and installed furniture, fixtures and equipment*
- *Loose furniture and equipment except as specifically identified*
- *Security head-end equipment*
- *Tele/data head end equipment*
- *Audio visual equipment other than projection screen*
- *Hazardous material handling, disposal and abatement*
- *Compression of schedule, premium or shift work, and restrictions on the contractor's working hours*
- *Design, testing, inspection or construction management fees*
- *Architectural and design fees*
- *Scope change and post contract contingencies*
- *Assessments, taxes, finance, legal and development charges*
- *Environmental impact mitigation*
- *Builder's risk, project wrap-up and other owner provided insurance program*
- *Land and easement acquisition*
- *Cost escalation beyond a start date of September 2024*
- *Sales tax*

LAKEVILLE SENIOR CENTER
 Proposed Expansion
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 November 8, 2023

Areas Calculation

	New	Existing	Total
SCHEME 1 (SIDE ADDITION)			
Single addition	2,174		
Bathroom/office renovation		153	
TOTAL GROSS FLOOR AREA	2,174	153	2,327

SCHEME 2 (REAR ADDITION)			
Rear Addition	1,141		
Side Office	222		
Bathroom/office renovation		124	
Office/Food pantry renovation		136	
TOTAL GROSS FLOOR AREA	1,363	260	1,623

	Preparation	Development
SITE AREAS		
Scheme 1	6,300	4,126
Scheme 2	3,300	1,937

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

Overall Summary

	Scheme 1 (Side Addition)	Scheme 2 (Rear Addition)
A10 FOUNDATIONS	\$128,589	\$103,462
A20 BASEMENT CONSTRUCTION	\$0	\$0
B10 SUPERSTRUCTURE	\$92,563	\$67,700
B20 EXTERIOR CLOSURE	\$287,707	\$250,010
B30 ROOFING	\$114,468	\$78,679
C10 INTERIOR CONSTRUCTION	\$81,638	\$83,077
C20 STAIRCASES	\$0	\$0
C30 FINISHES	\$92,757	\$81,133
D10 CONVEYING SYSTEMS	\$0	\$0
D20 PLUMBING	\$31,863	\$27,300
D30 HVAC	\$135,485	\$96,765
D40 FIRE PROTECTION	\$16,900	\$12,700
D50 ELECTRICAL	\$65,156	\$45,444
E10 EQUIPMENT	\$11,000	\$3,500
E20 FURNISHINGS	\$19,704	\$17,344
F10 SPECIAL CONSTRUCTION	\$0	\$0
F20 SELECTIVE BUILDING DEMOLITION	\$11,142	\$19,532
Total Building Construction	\$1,088,972	\$886,646
G10 SITE PREPARATION	\$42,310	\$36,866
G20 SITE IMPROVEMENTS	\$87,955	\$68,511
G30 SITE MECHANICAL UTILITIES	\$25,000	\$25,000
G40 SITE ELECTRICAL	\$20,000	\$20,000
G90 OTHER SITE CONSTRUCTION	\$0	\$0
Total Site Construction	\$175,265	\$150,377
TOTAL BUILDING & SITE	\$1,264,237	\$1,037,023
MARKUPS	\$333,481	\$273,546
General conditions & project requirements	18.0%	\$227,563
Bond and insurance	2.0%	\$29,836
Building permit	0.0%	\$0
Prime contractor's head office overhead and profit (Fee)	5.0%	\$76,082
PLANNED CONSTRUCTION COST	Nov-23	\$1,597,718
		\$1,310,569

**Scheme 1 (Side Addition) -
Summary**

	Total	GFA \$/sf	2,327 %
A10 Foundations	\$128,589	\$55.26	8.05%
A1010 Foundations	\$87,965	\$37.80	5.51%
A1020 Special Foundations	\$0	\$0.00	0.00%
A1030 Slab on Grade	\$40,624	\$17.46	2.54%
A20 Basement Construction	\$0	\$0.00	0.00%
A2010 Basement Earthwork	\$0	\$0.00	0.00%
A2020 Basement Walls	\$0	\$0.00	0.00%
B10 Superstructure	\$92,563	\$39.78	5.79%
B1010 Floor Construction	\$0	\$0.00	0.00%
B1020 Roof Construction	\$92,563	\$39.78	5.79%
B20 Exterior Closure	\$287,707	\$123.64	18.01%
B2010 Exterior Walls	\$140,248	\$60.27	8.78%
B2020 Windows	\$111,209	\$47.79	6.96%
B2030 Exterior Doors	\$36,250	\$15.58	2.27%
B30 Roofing	\$114,468	\$49.19	7.16%
B3010 Roof Covering	\$114,468	\$49.19	7.16%
B3020 Roof Openings	\$0	\$0.00	0.00%
C10 Interior Construction	\$81,638	\$35.08	5.11%
C1010 Partitions	\$39,687	\$17.06	2.48%
C1020 Interior Doors	\$27,190	\$11.68	1.70%
C1030 Specialties	\$14,761	\$6.34	0.92%
C20 Staircases	\$0	\$0.00	0.00%
C2010 Stair Construction	\$0	\$0.00	0.00%
C2020 Stair Finishes	\$0	\$0.00	0.00%
C30 Finishes	\$92,757	\$39.86	5.81%
C3010 Wall Finishes	\$35,767	\$15.37	2.24%
C3020 Floor Finishes	\$23,664	\$10.17	1.48%
C3030 Ceiling Finishes	\$33,326	\$14.32	2.09%
D10 Conveying Systems	\$0	\$0.00	0.00%
D1010 Elevators and Lifts	\$0	\$0.00	0.00%
D1020 Escalators and Moving Walkways	\$0	\$0.00	0.00%
D1030 Other Conveying Systems	\$0	\$0.00	0.00%
D20 Plumbing	\$31,863	\$13.69	1.99%
D2010 Plumbing Complete	\$31,863	\$13.69	1.99%
D30 Heating, Ventilation & Air Conditioning	\$135,485	\$58.22	8.48%
D3010 HVAC, Complete	\$135,485	\$58.22	8.48%
D40 Fire Protection	\$16,900	\$7.26	1.06%
D4010 Fire Protection, Complete	\$16,900	\$7.26	1.06%
D50 Electrical	\$65,156	\$28.00	4.08%

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

Scheme 1 (Side Addition) - Summary

		GFA	2,327
	Total	\$/sf	%
F10 Special Construction	\$0	\$0.00	0.00%
F1010 Special Structures	\$0	\$0.00	0.00%
F1020 Integrated Construction	\$0	\$0.00	0.00%
F1030 Special Systems and Facilities	\$0	\$0.00	0.00%
F20 Selective Building Demolition	\$11,142	\$4.79	0.70%
F2010 Building Elements Demolition	\$11,142	\$4.79	0.70%
F2020 Hazardous Components Abatement	\$0	\$0.00	0.00%
TOTAL BUILDING CONSTRUCTION	\$1,088,972	\$467.97	68.16%
G10 Site Preparation	\$42,310	\$18.18	2.65%
G1010 Site Clearing and Demolition	\$37,900	\$16.29	2.37%
G1030 Site Earthwork	\$4,410	\$1.90	0.28%
G1040 Hazardous Waste Remediation	\$0	\$0.00	0.00%
G20 Site Improvement	\$87,955	\$37.80	5.51%
G2010 Roadways and Parking Lots	\$0	\$0.00	0.00%
G2030 Pedestrian Paving	\$38,841	\$16.69	2.43%
G2040 Site Development	\$30,522	\$13.12	1.91%
G2050 Landscaping	\$18,592	\$7.99	1.16%
G30 Site Mechanical	\$25,000	\$10.74	1.56%
G3010 Mechanical Utilities	\$25,000	\$10.74	1.56%
G40 Site Electrical	\$20,000	\$8.59	1.25%
G4010 Electrical Utilities & Site Lighting	\$20,000	\$8.59	1.25%
G90 Other Site Construction	\$0	\$0.00	0.00%
G9010 Service and Pedestrian Tunnels	\$0	\$0.00	0.00%
G9090 Other Site Systems	\$0	\$0.00	0.00%
Total Site Construction	\$175,265	\$75.32	10.97%
TOTAL BUILDING & SITE	\$1,264,237	\$543.29	79.13%
Markups	\$333,481	\$143.31	20.87%
General Conditions			
General conditions & project requirements	18.00%	\$227,563	\$97.79 14.24%
Bond and insurance	2.00%	\$29,836	\$12.82 1.87%
Building permit	0.00%	\$0	\$0.00 0.00%
Overhead and profit			
Prime contractor's head office overhead and profit (Fee)	5.00%	\$76,082	\$32.70 4.76%
PLANNED CONSTRUCTION COST	Nov-23	\$1,597,718	\$686.60 100.00%
Contingencies/Escalation		\$293,724	\$126.22
Contingencies			
Design and pricing contingency	12.00%	\$191,726	\$82.39
Gmp contingency	0.00%	\$0	\$0.00

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
<u>A1010 FOUNDATIONS</u>				
<i>Strip footings at exterior</i>				
Excavation	188	CY	15.00	2,820
Remove off site	188	CY	25.00	4,700
Backfill with gravel	168	CY	50.00	8,400
Formwork	362	SF	20.00	7,240
Reinforcement	1,800	LB	2.00	3,600
Concrete	20	CY	249.00	4,980
<i>Strip footings at interior</i>				
Excavation	9	CY	15.00	135
Remove off site	9	CY	25.00	225
Backfill with gravel	6	CY	50.00	300
Formwork	50	SF	20.00	1,000
Reinforcement	270	LB	2.00	540
Concrete	3	CY	249.00	747
<i>Foundation walls</i>				
Formwork	1,448	SF	20.00	28,960
Reinforcement	3,620	LB	2.00	7,240
Concrete	36	CY	258.00	9,288
Waterproofing, mastic	724	SF	4.00	2,896
Insulation	724	SF	3.50	2,534
<i>Miscellaneous</i>				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	59	CY	40.00	2,360
Subtotal				\$87,965

A1030 SLAB ON GRADE

<i>Standard slab on grade</i>				
Gravel fill	81	CY	50.00	4,050
Rigid insulation under slab on grade	2,174	SF	3.00	6,522
Vapor barrier	2,174	SF	0.60	1,304
Mesh reinforcing 15% lap	2,500	SF	1.75	4,375
Mesh reinforcing 15% lap	2,500	SF	1.75	4,375
Concrete in slab, complete	34	CY	240.00	8,160
Finishing and curing	2,174	SF	1.80	3,913
Control and construction joints	2,174	SF	0.65	1,413
Perimeter joints	275	LF	4.00	1,100
<i>Existing slab on grade</i>				
Patching existing surfacing after demolition	153	SF	2.00	306
Patching slab on grade at plumbing				

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
Finishing and curing	38	SF	2.00	76
Control and construction joints	38	SF	0.60	23
Miscellaneous				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	35	CY	33.00	1,155
Subtotal				\$40,624

B1020 ROOF CONSTRUCTION

Wood construction				
Wood roof structure				
Rafters and 2" x framing, complete	2,609	SF	25.00	65,225
Re-framing end of building (half of drop-in day roof)	254	SF	40.00	10,160
Plywood decking - single layer	2,863	SF	6.00	17,178
Subtotal				\$92,563

B2010 EXTERIOR WALL

Interior backup - wood stud				
Wood stud framing	1,583	SF	12.00	18,996
Densshield or similar to exterior face of stud backup	1,583	SF	5.50	8,707
Insulation	1,583	SF	6.00	9,498
Air barrier	1,583	SF	8.00	12,664
Drywall lining to interior face of stud backup	1,583	SF	5.50	8,707
Interior backup				
Patch at locations of removed partitions	2	LOC	600.00	1,200
Patch at locations of mep systems and specialties/casework demolition	140	SF	0.75	105
Exterior skin - fiber cement				
General areas	1,583	SF	30.00	47,490
Eaves/fascia work,	205	LF	45.00	9,225
Wood support to eaves	205	LF	16.00	3,280
Plywood sheathing at eaves	280	SF	8.00	2,240
Insulation at eaves	280	SF	6.00	1,680
Air barrier	280	SF	8.00	2,240
Miscellaneous				
Scaffolding to exterior wall	2,261	SF	4.00	9,044
Flashings at sills and lintels	1	LS	3,000.00	3,000
Wood blocking	362	LF	6.00	2,172
Subtotal				\$140,248

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
Interior trim	509	LF	15.00	7,635
Paint	509	LF	3.00	1,527
Subtotal				\$111,209

B2030 EXTERIOR DOORS

<i>Aluminum doors</i>				
<i>Single leaf</i>				
Complete	3	EA	4,750.00	14,250
<i>Double leaf</i>				
Complete	1	PR	9,000.00	9,000
<i>Miscellaneous</i>				
Added cost for door operators	2	EA	6,500.00	13,000
Subtotal				\$36,250

B3010 ROOF COVERING

<i>Shingle roofing</i>				
Asphalt shingle	2,863	SF	7.50	21,473
Plywood sheathing	2,863	SF	6.50	18,610
Insulation	2,863	SF	8.50	24,336
Air barrier	2,863	SF	8.00	22,904
Rough blocking	2,863	SF	0.75	2,147
Strapping	2,153	LF	6.00	12,918
<i>Miscellaneous roofing</i>				
Fascia mounted gutters at sloped roofing	140	LF	30.00	4,200
Down spouts	96	LF	30.00	2,880
Trim at eaves/fascia to roof - In exterior wall				
Flashings	1	LS	3,000.00	3,000
Snow rail/guards	1	LS	2,000.00	2,000
Subtotal				\$114,468

C1010 PARTITIONS

<i>Partitions, drywall</i>				
Typical	1,250	SF	23.16	28,950
Furring at existing exterior wall	410	SF	9.43	3,866
Plumbing chase	170	SF	12.96	2,203
Patch at locations of removed partitions	1	LOC	600.00	600
Patch at locations of mep systems and specialties/casework demolition	390	SF	0.75	293
<i>Miscellaneous</i>				

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
Specialty doors				
Allowance for miscellaneous access doors	1	EA	550.00	550
Miscellaneous				
Paint to frames	8	EA	200.00	1,600
Sealants and caulking	8	EA	110.00	880
Wood blocking at openings	8	EA	120.00	960
Subtotal				\$27,190

C1030 SPECIALTIES

Specialties				
Toilet accessories				
Small toilet	2	EA	1,750.00	3,500
Mirrors	2	EA	350.00	700
Marker boards and tack boards	1	LS	750.00	750
Signage/Directories	2,327	SF	0.70	1,629
Fire extinguishers and cabinets	1	EA	550.00	550
Miscellaneous				
Miscellaneous shelving	1	LS	750.00	750
Backer panels in electrical closets	1	LS	250.00	250
Allowance for miscellaneous metals not identifiable at this stage	2,327	SF	2.50	5,818
Miscellaneous sealants throughout building	2,327	SF	0.35	814
Subtotal				\$14,761

C3010 WALL FINISHES

Paint				
To gwb or plaster	2,469	SF	1.40	3,457
Tile				
Ceramic tile	256	SF	20.00	5,120
Wood				
Trim and paneling				
Allowance	1	LS	2,500.00	2,500
Wall covering				
Vinyl wall covering	2,469	SF	10.00	24,690
Subtotal				\$35,767

C3020 FLOOR FINISHES

Resilient flooring				
Luxury vinyl tile	766	SF	8.50	6,511

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
<u>C3030 CEILING FINISHES</u>				
Drywall				
On light gauge framing support system	100	SF	18.00	1,800
On suspension system	1,164	SF	15.00	17,460
Vertical drywall soffits	50	LF	35.00	1,750
Acoustical ceiling tile				
2' x 2'	1,164	SF	9.00	10,476
Paint				
Drywall or plaster ceiling	1,314	SF	1.40	1,840
	Subtotal			\$33,326
 <u>D2010 PLUMBING</u>				
Plumbing fixtures				
Lavatory	2	EA	2,500.00	5,000
Water closet	2	EA	2,600.00	5,200
Fixture carrier	4	EA	600.00	2,400
Water cooler/drinking fountain	1	EA	4,500.00	4,500
Sanitary waste & vent systems				
Above ground piping				
Waste and vent piping	75	LF	75.00	5,625
Domestic water systems				
Domestic water piping - type L copper				
Hot and cold water	105	LF	50.00	5,250
Misc. valves, tags & fittings	1	LS	787.50	788
Miscellaneous				
Commissioning	1	LS	1,300.00	1,300
Testing and sterilization	1	LS	650.00	650
Shop drawings	1	LS	650.00	650
Coring, sleeves and firestopping	1	LS	500.00	500
Fees and permits		Waived		
	Subtotal			\$31,863
 <u>D3010 HVAC</u>				
Hvac				
Extension/supplementation of existing systems	2,327	SF	55.00	127,985
Relocate existing mechanical equipment	1	LS	7,500.00	7,500
	Subtotal			\$135,485
 <u>D4010 FIRE PROTECTION</u>				

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
Coring, sleeves & firestopping	1	LS	350.00	350
Fees and permits		waived		
Subtotal				\$16,900
<u>D5010 ELECTRICAL</u>				
Electrical installation				
Complete	2,327	SF	28.00	65,156
Subtotal				\$65,156
<u>E1020 INSTITUTIONAL EQUIPMENT</u>				
Audio-visual equipment				
Projection screen , electrical	1	EA	3,500.00	3,500
Subtotal				\$3,500
<u>E1090 OTHER EQUIPMENT</u>				
Athletic equipment				
Rails, mirrors etc.	1	LS	7,500.00	7,500
Subtotal				\$7,500
<u>E2010 FIXED FURNISHINGS</u>				
Miscellaneous casework				
Allowance	1	LS	5,000.00	5,000
Entry mat				
Entry mat and frame	50	SF	50.00	2,500
Window treatment				
Mecho shades	678	SF	18.00	12,204
Subtotal				\$19,704
<u>E2020 LOOSE FURNISHINGS</u>				
Loose furnishings				
By owner				
Subtotal				\$0
<u>F2010 BUILDING ELEMENTS DEMOLITION</u>				
Interior demolition				
Complete	153	SF GFA	10.00	1,530
Exterior demolition				
Finish material from face of existing building	552	SF	6.00	3,312
Structural demolition				

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
<u>G1010 SITE CLEARING AND DEMOLITION</u>				
Site set up				
Site construction fence/barricades	650	LF	18.00	11,700
Erosion control fence	650	LF	14.00	9,100
Construction entrance	1	LS	7,500.00	7,500
Silt fence/protection at utility structures	4	LOC	150.00	600
Clearing and grubbing				
Allowance for site clearance	1	LS	4,000.00	4,000
Site demolition				
Pavement demolition				
Brick and concrete paving	750	SF	2.00	1,500
Demolition of miscellaneous site components	1	LS	3,500.00	3,500
Subtotal				\$37,900
<u>G1030 SITE EARTHWORK</u>				
Site earthwork				
Strip topsoil, store	154	CY	15.00	2,310
Fine grading	700	SY	3.00	2,100
Subtotal				\$4,410
<u>G1040 HAZARDOUS WASTE REMEDIATION</u>				
Hazardous waste remediation				
Remove contaminated soils			EXCLUDED	
Subtotal				\$0
<u>G2030 PEDESTRIAN PAVING</u>				
Concrete paving				
Excavation to reduce levels	33	CY	15.00	495
Remove off site	33	CY	25.00	825
Gravel base	33	CY	50.00	1,650
Perimeter formwork	307	LF	8.00	2,456
Mesh reinforcing 15% lap	1,013	SF	1.75	1,773
Concrete in slab, complete	13.7	CY	276.00	3,781
Finishing and curing	881	SF	2.00	1,762
Control and construction joints	881	SF	0.75	661
Brick pavers				
Excavation to reduce levels	25	CY	15.00	375
Remove off site	25	CY	25.00	625
Gravel base	25	CY	50.00	1,250

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 1 (Side Addition) -
Estimate Detail**

	Quantity	Unit	Rate	Total
Crushed stone	4	CY	53.00	212
Fieldstone wall by Natural Stone Wall Solutions or similar	300	SF	65.00	19,500
Site furnishings Bench, 6' length	2	EA	3,000.00	6,000
Subtotal				\$30,522
 <u>G2050 LANDSCAPING</u>				
Topsoil/planting medium Spread existing topsoil	154	CY	15.00	2,310
Plantings Allowance	1	LS	15,000.00	15,000
Grass/lawn Seeding to lawn areas	2,563	SF	0.50	1,282
Subtotal				\$18,592
 <u>G3010 MECHANICAL UTILITIES</u>				
Allowance Relocate existing	1	LS	25,000.00	25,000
Subtotal				\$25,000
 <u>G4010 ELECTRICAL UTILITIES & SITE LIGHTING</u>				
Site lighting Allowance	1	LS	20,000.00	20,000
Subtotal				\$20,000
 <u>MARKUPS</u>				
General conditions and project requirements General conditions and requirements	18.0%		1,264,237	227,563
Bond and Insurance	2.0%		1,491,800	29,836
Building permit	0.0%		1,521,636	
Overhead and Profit Prime contractor's head office overhead and profit (Fee)	5.0%		1,521,636	76,082
Subtotal				\$333,481
 <u>CONTINGENCIES/ESCALATION</u>				
Contingencies Design contingency	12.0%		1,597,718	191,726

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

Scheme 2 (Rear Addition - Summary

	Total	GFA \$/sf	1,623 %
A10 Foundations	\$103,462	\$63.75	7.89%
A1010 Foundations	\$77,624	\$47.83	5.92%
A1020 Special Foundations	\$0	\$0.00	0.00%
A1030 Slab on Grade	\$25,838	\$15.92	1.97%
A20 Basement Construction	\$0	\$0.00	0.00%
A2010 Basement Earthwork	\$0	\$0.00	0.00%
A2020 Basement Walls	\$0	\$0.00	0.00%
B10 Superstructure	\$67,700	\$41.71	5.17%
B1010 Floor Construction	\$0	\$0.00	0.00%
B1020 Roof Construction	\$67,700	\$41.71	5.17%
B20 Exterior Closure	\$250,010	\$154.04	19.08%
B2010 Exterior Walls	\$92,061	\$56.72	7.02%
B2020 Windows	\$106,199	\$65.43	8.10%
B2030 Exterior Doors	\$51,750	\$31.89	3.95%
B30 Roofing	\$78,679	\$48.48	6.00%
B3010 Roof Covering	\$78,679	\$48.48	6.00%
B3020 Roof Openings	\$0	\$0.00	0.00%
C10 Interior Construction	\$83,077	\$51.19	6.34%
C1010 Partitions	\$35,775	\$22.04	2.73%
C1020 Interior Doors	\$35,590	\$21.93	2.72%
C1030 Specialties	\$11,712	\$7.22	0.89%
C20 Staircases	\$0	\$0.00	0.00%
C2010 Stair Construction	\$0	\$0.00	0.00%
C2020 Stair Finishes	\$0	\$0.00	0.00%
C30 Finishes	\$81,133	\$49.99	6.19%
C3010 Wall Finishes	\$29,564	\$18.22	2.26%
C3020 Floor Finishes	\$27,184	\$16.75	2.07%
C3030 Ceiling Finishes	\$24,385	\$15.02	1.86%
D10 Conveying Systems	\$0	\$0.00	0.00%
D1010 Elevators and Lifts	\$0	\$0.00	0.00%
D1020 Escalators and Moving Walkways	\$0	\$0.00	0.00%
D1030 Other Conveying Systems	\$0	\$0.00	0.00%
D20 Plumbing	\$27,300	\$16.82	2.08%
D2010 Plumbing Complete	\$27,300	\$16.82	2.08%
D30 Heating, Ventilation & Air Conditioning	\$96,765	\$59.62	7.38%
D3010 HVAC, Complete	\$96,765	\$59.62	7.38%
D40 Fire Protection	\$12,700	\$7.83	0.97%
D4010 Fire Protection, Complete	\$12,700	\$7.83	0.97%
D50 Electrical	\$45,444	\$28.00	3.47%

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

Scheme 2 (Rear Addition - Summary)

	Total	GFA \$/sf	1,623 %
F10 Special Construction	\$0	\$0.00	0.00%
F1010 Special Structures	\$0	\$0.00	0.00%
F1020 Integrated Construction	\$0	\$0.00	0.00%
F1030 Special Systems and Facilities	\$0	\$0.00	0.00%
F20 Selective Building Demolition	\$19,532	\$12.03	1.49%
F2010 Building Elements Demolition	\$19,532	\$12.03	1.49%
F2020 Hazardous Components Abatement	\$0	\$0.00	0.00%
TOTAL BUILDING CONSTRUCTION	\$886,646	\$546.30	67.65%
G10 Site Preparation	\$36,866	\$22.71	2.81%
G1010 Site Clearing and Demolition	\$34,700	\$21.38	2.65%
G1030 Site Earthwork	\$2,166	\$1.33	0.17%
G1040 Hazardous Waste Remediation	\$0	\$0.00	0.00%
G20 Site Improvement	\$68,511	\$42.21	5.23%
G2010 Roadways and Parking Lots	\$0	\$0.00	0.00%
G2030 Pedestrian Paving	\$33,247	\$20.48	2.54%
G2040 Site Development	\$24,199	\$14.91	1.85%
G2050 Landscaping	\$11,065	\$6.82	0.84%
G30 Site Mechanical	\$25,000	\$15.40	1.91%
G3010 Mechanical Utilities	\$25,000	\$15.40	1.91%
G40 Site Electrical	\$20,000	\$12.32	1.53%
G4010 Electrical Utilities & Site Lighting	\$20,000	\$12.32	1.53%
G90 Other Site Construction	\$0	\$0.00	0.00%
G9010 Service and Pedestrian Tunnels	\$0	\$0.00	0.00%
G9090 Other Site Systems	\$0	\$0.00	0.00%
Total Site Construction	\$150,377	\$92.65	11.47%
TOTAL BUILDING & SITE	\$1,037,023	\$638.95	79.13%
Markups	\$273,546	\$168.54	20.87%
<i>General Conditions</i>			
General conditions and project requirements	18.00%	\$186,664	\$115.01 14.24%
Bond and insurance	2.00%	\$24,474	\$15.08 1.87%
Building permit	0.00%	\$0	\$0.00 0.00%
<i>Overhead and profit</i>			
Prime contractor's head office overhead and profit (Fee)	5.00%	\$62,408	\$38.45 4.76%
PLANNED CONSTRUCTION COST	Nov-23	\$1,310,569	\$807.50 100.00%
Contingencies/Escalation		\$240,935	\$148.45
<i>Contingencies</i>			
Design and pricing contingency	12.00%	\$157,268	\$96.90
Gmp contingency	0.00%	\$0	\$0.00

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
<u>A1010 FOUNDATIONS</u>				
<i>Strip footings at exterior</i>				
Excavation	114	CY	15.00	1,710
Remove off site	114	CY	25.00	2,850
Backfill with gravel	102	CY	50.00	5,100
Formwork	220	SF	20.00	4,400
Reinforcement	1,080	LB	2.00	2,160
Concrete	12	CY	249.00	2,988
<i>Column footings at exterior</i>				
Excavation	11	CY	15.00	165
Remove excavated material off site	11	CY	25.00	275
Backfill with gravel	10	CY	50.00	500
Formwork	22	SF	20.00	440
Reinforcement	90	LB	2.00	180
Concrete	1	CY	249.00	249
<i>Column footings at interior</i>				
Excavation	11	CY	15.00	165
Remove excavated material off site	11	CY	25.00	275
Backfill with gravel	8	CY	50.00	400
Formwork	68	SF	20.00	1,360
Reinforcement	270	LB	2.00	540
Concrete	3	CY	249.00	747
<i>Foundation walls</i>				
Formwork	1,430	SF	20.00	28,600
Reinforcement	3,575	LB	2.00	7,150
Concrete	35	CY	258.00	9,030
Waterproofing, mastic	440	SF	4.00	1,760
Insulation	440	SF	3.50	1,540
<i>Miscellaneous</i>				
Allowance for piers/pilasters	4	EA	625.00	2,500
Set base plates	4	EA	125.00	500
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	51	CY	40.00	2,040
Subtotal				\$77,624

A1030 SLAB ON GRADE

Standard slab on grade

Gravel fill	50	CY	50.00	2,500
Rigid insulation under slab on grade	1,363	SF	3.00	4,089

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail**

	Quantity	Unit	Rate	Total
<i>Patching slab on grade at plumbing</i>				
Excavate trench	4	CY	200.00	800
Remove excavated material from site	4	CY	120.00	480
Backfill with gravel	4	CY	150.00	600
Rigid insulation under slab on grade	50	SF	2.00	100
Vapor barrier	50	SF	0.75	38
Mesh reinforcing 15% lap	58	SF	2.00	116
Reinforcement dowels	40	EA	65.00	2,600
Concrete in slab, complete	0.8	CY	312.00	250
Finishing and curing	50	SF	2.00	100
Control and construction joints	50	SF	0.60	30
<i>Miscellaneous</i>				
Miscellaneous concrete costs - premium for pump grade concrete mix and pump	22	CY	33.00	726
Subtotal				\$25,838

B1020 ROOF CONSTRUCTION

<i>Wood construction</i>				
<i>Wood roof structure</i>				
Posts at exercise room	3	EA	600.00	1,800
Rafters and 2" x framing, complete	1,636	SF	25.00	40,900
Re-framing end of building (half of drop-in day roof)	254	SF	40.00	10,160
<i>Interaction with roof structure of existing screened porch</i>				
	1	LS	3,500.00	3,500
Plywood decking - single layer	1,890	SF	6.00	11,340
Subtotal				\$67,700

B2010 EXTERIOR WALL

<i>Interior backup - wood stud</i>				
Stud framing	986	SF	12.00	11,832
Denshield or similar to exterior face of stud backup	986	SF	5.50	5,423
Insulation	986	SF	6.00	5,916
Air barrier	986	SF	8.00	7,888
Drywall lining to interior face of stud backup	986	SF	5.50	5,423
<i>Interior backup</i>				
Patch at locations of removed partitions	1	LOC	600.00	600
Patch at locations of mep systems and specialties/casework demolition	160	SF	0.75	120
<i>Exterior skin - fiber cement</i>				

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
<i>Miscellaneous</i>				
Scaffolding to exterior wall	1,644	SF	4.00	6,576
Flashings at sills and lintels	1	LS	3,000.00	3,000
Wood blocking	362	LF	6.00	2,172
Subtotal				\$92,061

B2020 WINDOWS

Aluminum clad wood windows and glazing

Windows, glazed

Complete 658 SF 140.00 92,120

Ancillaries

Backer rod and double sealant 494 LF 7.50 3,705

Wood blocking at openings 494 LF 3.00 1,482

Interior trim 494 LF 15.00 7,410

Paint 494 LF 3.00 1,482

Subtotal \$106,199

B2030 EXTERIOR DOORS

Aluminum doors

Single leaf

Complete 3 EA 4,750.00 14,250

Double leaf

Complete 2 PR 9,000.00 18,000

Miscellaneous

Added cost for door operators 3 EA 6,500.00 19,500

Subtotal \$51,750

B3010 ROOF COVERING

Shingle roofing

Asphalt shingle 1,890 SF 7.50 14,175

Plywood sheathing 1,890 SF 6.50 12,285

Insulation 1,890 SF 8.50 16,065

Air barrier 1,890 SF 8.00 15,120

Rough blocking 1,890 SF 0.75 1,418

Strapping 1,421 LF 6.00 8,526

Miscellaneous roofing

Fascia mounted gutters at sloped roofing 107 LF 30.00 3,210

Down spouts 96 LF 30.00 2,880

Trim at eaves/fascia to roof - In exterior wall

Flashings 1 LS 3,000.00 3,000

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
Patch at locations of removed partitions	1	LOC	600.00	600
Patch at locations of mep systems and specialties/casework demolition	200	SF	0.75	150
Miscellaneous				
Sealants and caulking at partitions	1,623	SF	0.60	974
Rough blocking	358	LF	6.50	2,327
Subtotal				\$35,775

C1020 INTERIOR DOORS

Wood doors				
Single leaf				
Complete	4	EA	2,900.00	11,600
Double leaf				
Complete	4	PR	5,000.00	20,000
Specialty doors				
Allowance for miscellaneous access doors	1	EA	550.00	550
Miscellaneous				
Paint to frames	8	EA	200.00	1,600
Sealants and caulking	8	EA	110.00	880
Wood blocking at openings	8	EA	120.00	960
Subtotal				\$35,590

C1030 SPECIALTIES

Specialties				
Toilet accessories				
Small toilet	2	EA	1,750.00	3,500
Mirrors	2	EA	350.00	700
Marker boards and tack boards	1	LS	750.00	750
Signage/Directories	1,623	SF	0.70	1,136
Fire extinguishers and cabinets		EA	550.00	
Miscellaneous				
Miscellaneous shelving	1	LS	750.00	750
Backer panels in electrical closets	1	LS	250.00	250
Allowance for miscellaneous metals not identifiable at this stage	1,623	SF	2.50	4,058
Miscellaneous sealants throughout building	1,623	SF	0.35	568
Subtotal				\$11,712

C3010 WALL FINISHES

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
Wall covering				
Vinyl wall covering	1,974	SF	10.00	19,740
Subtotal				\$29,564

C3020 FLOOR FINISHES

Resilient flooring				
Luxury vinyl tile	348	SF	8.50	2,958
Sports flooring	1,035	SF	18.00	18,630
Carpet				
Carpet tile	16	SY	65.00	1,040
Floor tile				
Porcelain tile	100	SF	32.00	3,200
Marble thresholds @ bathrooms	2	EA	120.00	240
Bases to walls				
Allowance	1	LS	1,115.70	1,116
Subtotal				\$27,184

C3030 CEILING FINISHES

Drywall				
On light gauge framing support system	100	SF	18.00	1,800
On suspension system	812	SF	15.00	12,180
Vertical drywall soffits	50	LF	35.00	1,750
Acoustical ceiling tile				
2' x 2'	812	SF	9.00	7,308
Paint				
Drywall or plaster ceiling	962	SF	1.40	1,347
Subtotal				\$24,385

D2010 PLUMBING

Plumbing fixtures				
Lavatory	2	EA	2,500.00	5,000
Water closet	2	EA	2,600.00	5,200
Fixture carrier	4	EA	600.00	2,400
Sanitary waste & vent systems				
Above ground piping				
Waste and vent piping	80	LF	75.00	6,000
Domestic water systems				
Domestic water piping - type L copper				
Hot and cold water	120	LF	50.00	6,000

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
<u>D3010 HVAC</u>				
<i>Hvac</i>				
Extension/supplementation of existing systems	1,623	SF	55.00	89,265
Relocate existing mechanical equipment	1	LS	7,500.00	7,500
Subtotal				\$96,765
<u>D4010 FIRE PROTECTION</u>				
<i>Equipment and valves</i>				
Sprinkler heads	16	EA	120.00	1,920
Branch sprinkler pipe with fittings & hangers	144	LF	35.00	5,040
Main sprinkler pipe with fittings & hangers	48	LF	55.00	2,640
<i>Miscellaneous</i>				
Coordination & BIM	1	LS	1,000.00	1,000
Engineering/hydraulic calculations	1	LS	750.00	750
Shop drawings	1	LS	1,000.00	1,000
Coring, sleeves & firestopping	1	LS	350.00	350
Fees and permits		waived		
Subtotal				\$12,700
<u>D5010 ELECTRICAL</u>				
<i>Electrical installation</i>				
Complete	1,623	SF	28.00	45,444
Subtotal				\$45,444
<u>E1020 INSTITUTIONAL EQUIPMENT</u>				
<i>Audio-visual equipment</i>				
Projection screen , electrical	1	EA	3,500.00	3,500
Subtotal				\$3,500
<u>E2010 FIXED FURNISHINGS</u>				
<i>Miscellaneous casework</i>				
Allowance	1	LS	3,000.00	3,000
<i>Entry mat</i>				
Entry mat and frame	50	SF	50.00	2,500
<i>Window treatment</i>				
Mecho shades	658	SF	18.00	11,844
Subtotal				\$17,344

E2020 LOOSE FURNISHINGS

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
<i>Structural demolition</i>				
Portion of roof structure	210	SF	30.00	6,300
Projecting portion of existing building	58	SF	40.00	2,320
Portion of screened porch	142	SF	20.00	2,840
Subtotal				\$19,532
<u>F2020 HAZARDOUS COMPONENTS ABATEMENT</u>				
<i>Hazardous materials abatement</i>				
Remove hazardous building materials	EXCLUDED			
Subtotal				\$0
<u>G1010 SITE CLEARING AND DEMOLITION</u>				
<i>Site set up</i>				
Site construction fence/barricades	550	LF	18.00	9,900
Erosion control fence	550	LF	14.00	7,700
Construction entrance	1	LS	7,500.00	7,500
Silt fence/protection at utility structures	4	LOC	150.00	600
<i>Clearing and grubbing</i>				
Allowance for site clearance	1	LS	4,000.00	4,000
<i>Site demolition</i>				
<i>Pavement demolition</i>				
Brick and concrete paving	750	SF	2.00	1,500
Demolition of miscellaneous site components	1	LS	3,500.00	3,500
Subtotal				\$34,700
<u>G1030 SITE EARTHWORK</u>				
<i>Site earthwork</i>				
Strip topsoil, store	71	CY	15.00	1,065
Fine grading	367	SY	3.00	1,101
Subtotal				\$2,166
<u>G1040 HAZARDOUS WASTE REMEDIATION</u>				
<i>Hazardous waste remediation</i>				
Remove contaminated soils	EXCLUDED			
Subtotal				\$0
<u>G2030 PEDESTRIAN PAVING</u>				
<i>Concrete paving</i>				
Excavation to reduce levels	7	CY	15.00	105

LAKEVILLE SENIOR CENTER
Proposed Expansion
Lakeville, MA
FEASIBILITY DESIGN CONSTRUCTION COST REPORT
November 8, 2023

**Scheme 2 (Rear Addition -
Estimate Detail)**

	Quantity	Unit	Rate	Total
<i>Brick pavers</i>				
Excavation to reduce levels	30	CY	15.00	450
Remove off site	30	CY	25.00	750
Gravel base	30	CY	50.00	1,500
Concrete	816	SF	6.00	4,896
Brick pavers	816	SF	28.00	22,848
Subtotal				\$33,247
<u>G2040 SITE DEVELOPMENT</u>				
<i>Fieldstone wall, double sided</i>				
Excavation	44	CY	15.00	660
Remove excavated material off site	44	CY	25.00	1,100
Backfill with gravel	37	CY	50.00	1,850
Crushed stone	3	CY	53.00	159
Fieldstone wall by Natural Stone Wall Solutions or similar	222	SF	65.00	14,430
<i>Site furnishings</i>				
Bench, 6' length	2	EA	3,000.00	6,000
Subtotal				\$24,199
<u>G2050 LANDSCAPING</u>				
<i>Topsoil/planting medium</i>				
Spread existing topsoil, 6" thick	71	CY	15.00	1,065
<i>Plantings</i>				
Allowance	1	LS	10,000.00	10,000
Subtotal				\$11,065
<u>G3010 MECHANICAL UTILITIES</u>				
<i>Allowance</i>				
Relocate existing	1	LS	25,000.00	25,000
Subtotal				\$25,000
<u>G4010 ELECTRICAL UTILITIES & SITE LIGHTING</u>				
<i>Site lighting</i>				
Allowance	1	LS	20,000.00	20,000
Subtotal				\$20,000

MARKUPS

General conditions and project requirements

General conditions and requirements

10.00%

1,007,000

100,000

LAKEVILLE SENIOR CENTER
 Proposed Expansion
 Lakeville, MA
 FEASIBILITY DESIGN CONSTRUCTION COST REPORT
 November 8, 2023

**Scheme 2 (Rear Addition -
 Estimate Detail)**

	Quantity	Unit	Rate	Total
<u>CONTINGENCIES/ESCALATION</u>				
<i>Contingencies</i>				
Design contingency	12.0%		1,310,569	157,268
GMP contingency	0.0%		1,467,837	
<i>Escalation</i>				
Escalation to Start Date (September 2024)	5.7%		1,467,837	83,667
Subtotal				\$240,935



Report Findings and Space Need Assessment Conclusions

The Lakeville Senior Center is a well maintained facility providing various programs for the Senior residents of the town of Lakeville.

The Feasibility Study Report reviewed the current spaces and programs that are currently being utilized within the center with the Building Committee, Director, staff, and a subcommittee of volunteers.

The main objective of the study was to obtain a better understanding of how the current senior center is utilizing the existing spaces and programs and also to identify potential new program space.

Although it appears that there is adequate space to provide the current programs we have identified the following deficiencies:

- Currently the Great room is used for variety of functions / programs but restricts the ability to provide dedicated spaces for certain programs.
- The Center is looking to provide a dedicated Gym that would include various types of fixed equipment (Treadmills Recumbent Bikes etc.) The required space for such programs cannot be achieved within the current space seeing that it will take away from the flexibility of the Great Room.
- The Food Pantry is currently located within the Custodian Storage Room which does not provide a proper area to store food. Also, the Brown Bag program is staged within the Great room and does not provide privacy for seniors that utilize both programs.

-
- The existing Computer room currently occupies a small office that accommodates approximately two individuals. The current space is undersized and does not allow for larger groups nor the required accessible area, furniture, and technology.
 - There is only one accessible ADA Unisex Restroom out of the overall (6) Toilet Rooms. The need to provide adequate accessible restroom given the sizes of the other toilet rooms would be highly recommended.

Should the Town elected to move forward with the proposed expansion there would be a need to add a Fire Protection and updated Fire Alarm system to both the existing Center and the proposed addition.

In closing, the senior center is currently maximizing every square inch of the existing facility to provide programs for the Town of Lakeville senior residents . Given the projected demographics the senior population is anticipated to grow over the next 5-10 years. This could impact the center and limit the ability to provide adequate spaces along with current and proposed future programs should the town elect not to proceed with the proposed additions.

Lakeville Senior Center

Existing Area Description	Current Staff	Existing Total Area	Remarks /Suggestions
Great Room		1851	Great Room is used for different programs but lacks the ability to allow for dedicted programs spaces i.e. Fitness / Brown Bag etc.
Office	2	258	1
Director Office	1	226	
Conference Room	0	122	1
VA Office	1	251	VA Office is utilizing the Nurse room, dedicted space and with private exterior entrance required
Drop in Room		473	
Outreach Office		263	
Computer Room		114	Computer Room does not provide a dedicated space that would allow for larger group lesson
Storage		74	1
Custodial / Storage /Food Pantry	1	222	The current space is serving as food storage for the Food Pantry which does not allow for propoer storagae of food a dedicted space would allow for propoer and secure storage.
Kitchen		366	No issues to report
Mechanical, Electrical & Tele Data Room		134	Tele Data Tower Cabinet should be located within it own room to provide adequate cooling and security
Screen in Porch		290	
Restrooms			Currently there are a total of (6) single user restrooms. Ther is only (1) Uni Sex ADA complaint Restrom

Proposed Expansion Description (Proposed Scheme 1)

Great Room	1	1318	Added Great Roomn would be used to acomdate Fitness Room and Flexiable meeting and program space for future programs
Restrooms		100	Renovatind existing computer and creating (2) ADA Male and Female Restrooms
Computer Room		320	Dedicated Classroom (Computer Room)
Food Pantry / Brown Bag Program		100	Dedicated space with exterior entrance
VA Office		140	Dedecited Veterans Office with exterior enentrance
Storage		50	Dedicated Storage Room

**AGENDA ITEM #14
FEBRUARY 26, 2024**

NEW BUSINESS

**AGENDA ITEM #15
FEBRUARY 26, 2024**

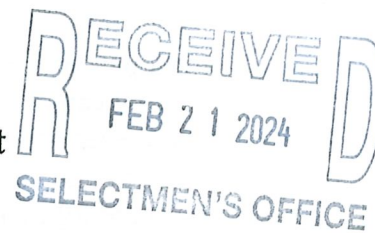
OLD BUSINESS

**AGENDA ITEM #16
FEBRUARY 26, 2024**

CORRESPONDENCE

1. Notification to Abutters under the Massachusetts Wetlands Protection Act
2. Notification of Simplified license Application – Waterways Regulation Program for 1 Mona Street, Lakeville, MA

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act**



In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following.

- A. The name of the applicant is Middleboro Lakeville Herring Fishery Commission
- B. Property is owned by: See Attached
- C. The applicant has filed a Notice of Intent with the Conservation Commission for the municipality of Middleborough, Massachusetts seeking permission to remove, fill, dredge or alter an Area Subject to Protection under the Wetlands Protection Act (General Laws Chapter 131, Section 40).
- D. The address of the lot where the activity is proposed is a portion of the upper Nemasket River between Old Bridge Street Bridge and Vaughan Street, and from Vaughan Street to the MBTA Bridge.
- E. Assessors Map and Lot Number:

Middleborough: Leola Freitas – Map 70 Lot 2945; Joseph Sr. and Leola Freitas - Map 77 Lot 414; Town of Middleboro Map 64 Lot 2078; Ocean Spray Cranberries, Inc. – Map 64 Lot 4545; Ocean Spray Cranberries, Inc. – Map 64 Lot 6211; Town of Middleboro - Map 64 2871; Town of Middleboro- Map 64 Lot 4393; Lakeville Sanitarium – Map 64 Lot 1112

Lakeville: David Freitas – Map 63 Lot 2-5K and Lot 2-5J; David and Jeanne Freitas - Map 63 Lot 2-23A; Joseph Jr and Patricia Freitas - Map 63 Lot 2-25; Town of Lakeville – Map 63 Lot 2-23C; Town of Lakeville – Map 62 Lot 2-3; KCLS Construction Holding Company LLC c/o Kennsington Court – Map 62 Lot 3-7E; Wildlands Trust Inc. – Map 62 Lot 3-7J; Massachusetts Commonwealth - Map 62 Lot 3-38; Standish, Barry E. Trustee, Standish Family Realty Trust – Map 63 Lot 2-1.

- F. Copies of the Notice of Intent may be examined at Middleborough Conservation Commission between the hours of 8:00 a.m. and 6:00 p.m. on Monday, 8:00 a.m. and 5:00 p.m. Tuesday through Thursday and 8:00 a.m. and 12:00 p.m. Friday.

H. Copies of the Notice of Intent may be obtained from either (check one) the Applicant Middleboro Lakeville Herring Fishery Commission or the applicant's representative Ronald Burgess, by calling this telephone number 508-947-8918 between the hours of 9a.m. and 5 p.m. on the following days of the week: Monday – Friday.

I. Information regarding the date, time, and place of the public hearing may be obtained from the Middleborough Conservation Commission by calling 508-946-2406 between 8:00 a.m. and 6:00 p.m. on Monday, 8:00 a.m. and 5:00 p.m. Tuesday through Thursday and 8:00 a.m. and 12:00 p.m. Friday.

NOTE: Notice of the public hearing, including its date, time, and place, will be Published at least five (5) days in advance in the Nemasket Week Newspaper.

NOTE: You may contact the Department of Environmental Protection Regional office at 508-946-2800 for more information.

PUBLIC NOTICE

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERWAYS REGULATION PROGRAM**

**Notice of Simplified License Application pursuant to M.G.L. Chapter 91
23-WW-PRE-0149-APP**

NOTIFICATION DATE: February 21,2024

PERMITTEE: Adel Assaad

**PROJECT SITE ADDRESS: 1Mona street. Lakeville. MA 02347
Plymouth County, Massachusetts.**

Public notice is hereby given of the application for a Chapter 91 Simplified License by Adel Assaad to construct/maintain a dock, boatlift, jetsky lift. in the waters of Long Pond at 1 Mona street Lakeville, MA (Plymouth County Massachusetts.)

The Department will consider all written comments on this Waterways application received by within 30 days of the "Notification Date". Failure of any aggrieved person or group of ten citizens or more to submit written comments to the Waterways Regulation Program will result in the waiver of any right to an adjudicatory hearing in accordance with 310 CMR 9.13(4)(c). The group of citizens must include at least five citizens who are residents of the municipality in which the proposed project is located.

Project plans for this Waterways application are on file for public viewing electronically, by request to dep.waterways@mass.gov. If you do not have access to email, please leave a voicemail at (617) 292-5929 and you will be contacted with information on alternative options.

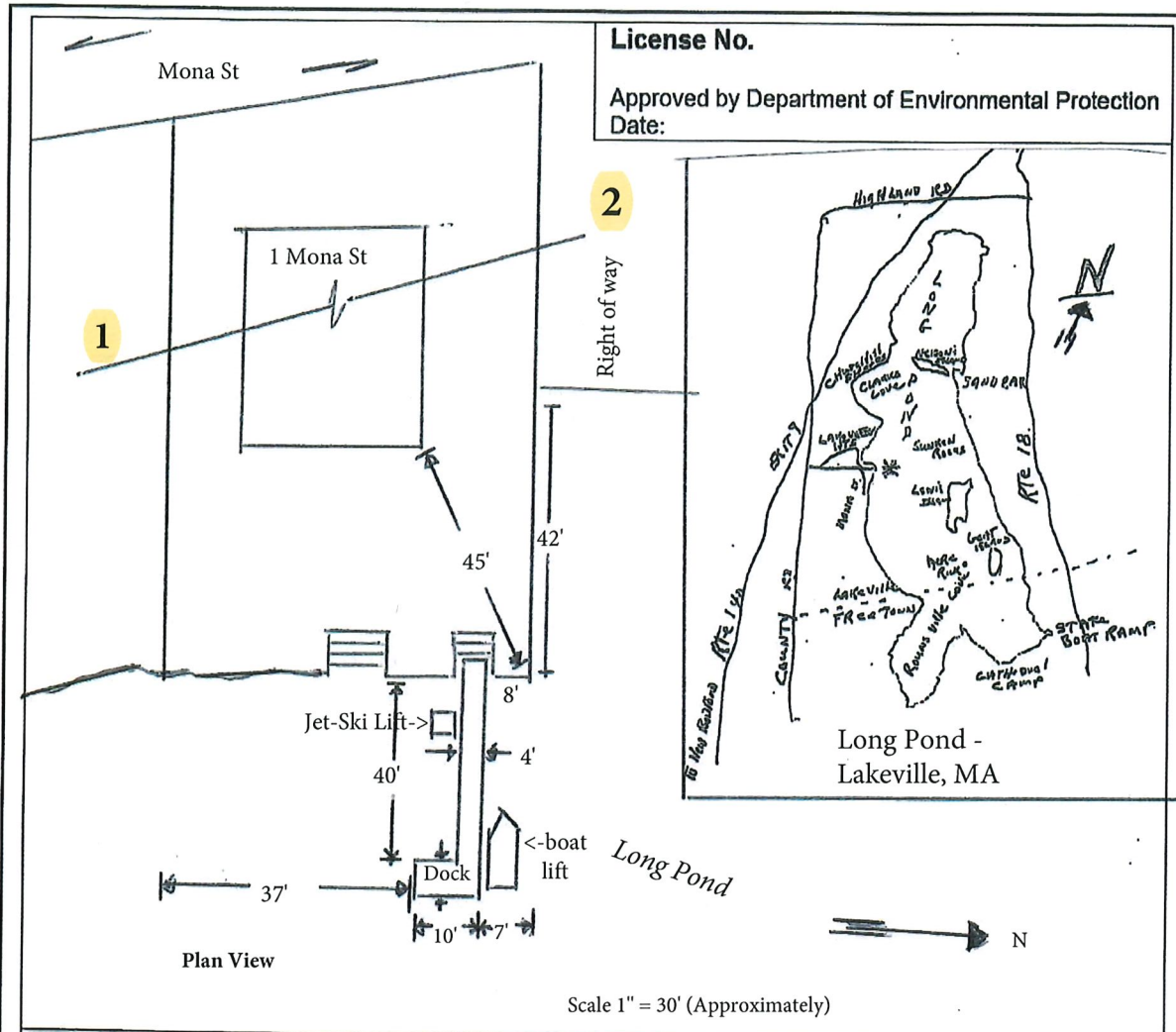
It is recommended that public comments be filed electronically with dep.waterways@mass.gov when possible. Alternatively, comments may be mailed to the Waterways Regulation Program at: 1 Winter Street, 5th Floor, Boston, MA 02108.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Waterways Regulation Program

BRP WW 06 Simplified License Application

Instructions and Supporting Materials



Purpose: Simplified Licensing

Abutting Property Owners:

1. Gary & Catherine Jaspersohn
2. Lakeview Heights Association

Plan accompanying petition of:

Adel Assaad
1 Mona St
Lakeville, MA
02347

Project Description:

Dock License/Boat Lift/Jet-Ski Lift

In Lakeville
At: 1 Mona St Lakeville, MA
County of: Plymouth



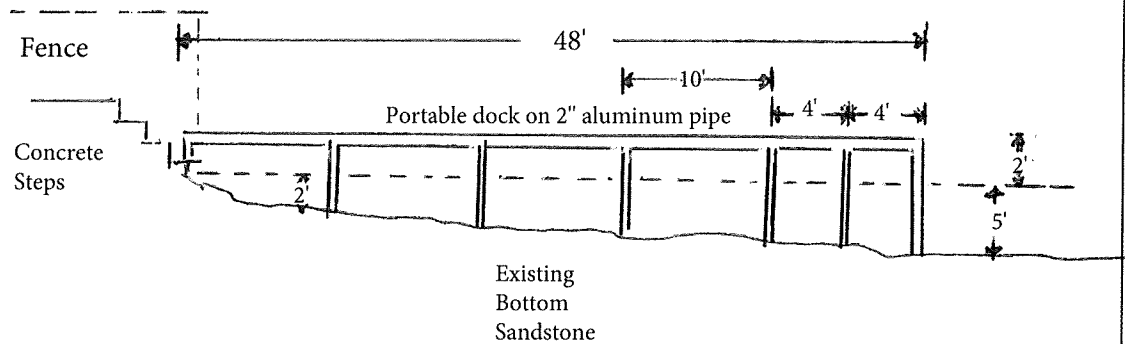
Massachusetts Department of Environmental Protection
Bureau of Resource Protection – Waterways Regulation Program

BRP WW 06 Simplified License Application

Instructions and Supporting Materials

License No.

Approved by Department of Environmental Protection
Date:



Scale 1" = 9' (approximate) Profile View

Purpose: Simplified Licensing

Plan accompanying petition of:

Project Description:

Abutting Property Owners:

1. Gary & Catherine Jaspersohn
2. Lakeview Heights Association

Adel Assaad
1 Mona St
Lakeville, MA
02347

Dock License/Boat-Lift/Jet-Ski Lift
Lakeville
At: 1 Mona St, Lakeville MA
County of: Plymouth

The Commonwealth Of Massachusetts



No. **MassDEP USE ONLY** _____

SIMPLIFIED LICENSE
BRP WW06

Applicant must fill in pages 1 and 2 of this license.

Adel Assaad Trustee of Assaad Meleka Trust

South Easton

Bristol

Applicant's name _____ of the Town/City of: _____ in: _____ County

County and Commonwealth aforesaid, has applied to the Department of Environmental Protection for a Simplified License to:

Please check: maintain an existing (pre-1984):

Please check all that apply below:

- pier/dock
- boat ramp
- ramp
- float(s)
- pile(s)
- boat lift
- boat house
- retaining wall/seawall
- bulkhead
- rip rap/stone revetment
- groin(s)
- Nonwater-dependent (NWD) residence
- other _____

construct a proposed or maintain an existing (post-1984):

Please check all that apply below:

- pier/dock
- ramp
- float(s)
- pile(s)
- boat lift
- pile-supported boat house
- other Jetski lift

and has submitted plans of the same; and whereas due notice of said application has been given, as required by law, to the [Please check one:] Board of Selectmen Mayor and City Council, of the Town/City of:

Town/City

NOW, said Department, having heard all parties desiring to be heard, and having fully considered said application, hereby, subject to the approval of the Governor, authorizes and licenses said Licensee, subject to the provisions of the ninety-first chapter of the General Laws, and of all laws which are or may be in force applicable thereto, to:

Please check all that apply:

maintain existing structure(s) for:

- non commercial docking/access to navigable water
- shoreline stabilization

Please check all that apply:

construct and maintain structure(s) for:

- non commercial docking/access to navigable water
- other

The total area of the combined structures, measured below mean/ordinary high water shall be no greater than a total of 600 square feet for proposed water-dependent structures, or for structures built or substantially altered after January 1, 1984 without any fill. For structures or fill constructed prior to January 1, 1984 and not substantially altered since that date: any structures and fill, either water-dependent or nonwater-dependent, total no more than 600 square feet. In both instances structure is not a marina (i.e. does not serve ten or more vessels). Dimensions of all structures are shown on the accompanying plan(s).

"I hereby make application for a License to authorize the activities I have described herein. Upon my signature, I agree to allow the duly authorized representative of the Massachusetts Department of Environmental Protection to enter upon the premises of the project site at reasonable times for the purpose of inspection. I hereby certify that the information submitted in this document is true and accurate to the best of my knowledge. And, upon my signature, that I have read the License and conditions and agree to the terms and conditions set forth herein."

BOX A:

ADEL ASSAAD TRUSTEE OF ASSAAD MELEKA TRUST

Print Name

35 HEARTHSTONE RD. SOUTH EASTON

Mailing Address

SOUTH EASTON

City/Town (not village)

MA

02375

Bristol

State

Zip Code

County

508-873-1970

8731970@gmail.com

(area code) telephone

e-mail

Notification: Your signature to the right certifies that you have notified the entities as checked off in the boxes below.

ADEL ASSAAD
Signature of applicant

2/15/24
Date

Notification of application has been provided to: (please check)

- Local Conservation Commission
- Board of Selectman
- Mayor and City Council
- Zoning Authority
- Planning Board

and has been sent by certified mail to: (please check)

- Abutters
- Interested Parties
- Landowner (if not applicant)

BOX B:

If site address is different from mailing address:

1 MONA St.

Site Address of the structures

LAKEVILLE

City/Town

02347

PLYMOUTH

MA

State

Zip Code

County

BOX C:

USE: The structures authorized herein shall be for private non-commercial use of the licensee. The structures shall not be used for commercial purposes, leased, rented or otherwise let for compensation. Any change in use shall require an amendment to this license by the Department. The structures authorized herein shall be limited to the following uses: noncommercial docking and boating access to navigable waters.

TERM: This License will expire fifteen (15) years from the date of License issuance. By written request of the Licensee for an amendment, the Department may grant a renewal for the term of years not to exceed that authorized in the original license.

WATERWAYS CONDITIONS:

1. **ACCESS:** In accordance with any License condition, easement, or other public right of lateral passage that exists in the area of the subject property lying between the high and low water marks” or “below the ordinary high water mark”, the Licensee shall allow the public in the exercise of such rights to pass freely over, under or around all structures within such (intertidal) area. Accordingly, the Licensee shall place and maintain, in good repair, a public access sign on the easterly/westerly or northerly/southerly sides of the pier/dock, authorized herein or at each property line, adjacent to the high water shoreline. Said signs shall comply with the Department’s signage guidelines (see instructions) and shall be posted immediately upon license issuance or completion of construction. Nothing in this condition shall be construed as preventing the Licensee from excluding the public from portions of said structure(s) or property not intended for lateral passage.

In partial compensation for the private use of structures and/or fill on tidelands and/or private tidelands and/or Great Ponds which interferes with the rights of the public to use such lands, the Licensee shall allow the public to pass on foot, for any purpose and from dawn to dusk, within the area of the subject property lying seaward of the high water mark or, for Great Ponds within the public access way delineated on the License plan/or within 5 feet of the ordinary high water shoreline. This condition shall not be construed to prevent the Licensee from taking reasonable measures to discourage unlawful activity by users of the area intended for public passage, including but not limited to trespassing on adjacent private areas and deposit of refuse of any kind or nature in the water or on the shore. Further, the exercise by the public of free on-foot passage in accordance with this condition shall be considered a permitted use to which the limited liability provisions of M.G.L. c.21, s17c shall apply.

2. This License authorizes structure(s) and/or fill on:

FOR MassDEP USE ONLY

<input type="checkbox"/> Private Tidelands	In accordance with the public easement that exists by law on private tidelands, the Licensee shall allow the public to use and to pass freely upon the area of the subject property lying between the high and low water marks, for the purposes of fishing, fowling, navigation, strolling and the natural derivatives thereof.
<input type="checkbox"/> Commonwealth Tidelands	The Licensee shall not restrict the public's right to use and to pass freely, for any lawful purpose, upon lands lying seaward of the low water mark. The Commonwealth holds said lands in trust for the benefit of the public.
<input type="checkbox"/> Great Pond	The Licensee shall not restrict the public's right to use and to pass freely upon lands lying seaward of the high water mark for any lawful purpose.

4. Any change in use or any substantial structural alteration of any structure or fill authorized herein shall require the issuance by the Department of a new Waterways License in accordance with the provisions and procedures established in Chapter 91 of the Massachusetts General Laws. Any unauthorized substantial change in use or unauthorized substantial structural alteration of any structure or fill authorized herein shall render this Waterways License void.

5. This Waterways License shall be revocable by the Department for noncompliance with the terms and conditions set forth herein. This License may be revoked after the Department has given written notice of the alleged noncompliance to the Licensee and those persons who have filed a written request for such notice with the Department and afforded them a reasonable opportunity to correct said noncompliance. Failure to correct said noncompliance after the issuance of a written notice by the Department shall render this Waterways License void and the Commonwealth may proceed to remove or cause removal of any structure or fill authorized herein at the expense of the Licensee, its successors and assigns as an unauthorized and unlawful structure and/or fill.

6. The structures and/or fill authorized herein shall be maintained in good repair and in accordance with the terms and conditions stated herein.

7. Nothing in this Waterways License shall be construed as authorizing encroachment in, on or over property not owned or controlled by the Licensee, except with the written consent of the owner(s) thereof.

8. This Waterways License is granted subject to all applicable Federal, State, County, and Municipal laws, ordinances and regulations including but not limited to a valid final Order of Conditions issued pursuant to G.L. Chapter 131, s.40, the Wetlands Protection Act.

CONSTRUCTION:

9a. The project shall not significantly interfere with littoral or riparian property owners' rights to access and egress their property from the waterway. All structures shall be set back, at a minimum, at least twenty-five (25) feet from abutting property lines, where feasible.

9b. Structures shall not extend beyond the length of existing piers used for similar purposes; in no case shall the length extend more than $\frac{1}{4}$ of the way across a water body and shall conform to the square footage requirements as stated in Construction Condition 9a.

9c. Within areas of salt marsh, structures shall be constructed with a minimum height of 4 feet above ground level measured from the bottom of the stringer, and maximum width of 4 feet, or at a 1:1 ratio so as not to have an adverse impact on the salt marsh or aquatic vegetation. Whereas, the width of the pier maybe equal to but not greater than the height. Any ladders shall be constructed of durable materials, shall be fixed to the pier in such a manner so as not to rest on the marsh, shall have a minimum width of 2.0 feet, and shall have adequate railings extending above the pier/dock decking in order to facilitate safe passage.

9d. When removed, all seasonal structures shall be stored landward of the mean or ordinary high water shoreline, vegetated wetlands, dunes and all wetland resource areas. Said storage shall be in conformance with any applicable local, state or federal requirements.

9e. The float(s) shall be constructed with an appropriate number of piles/pipes, legs or stop blocks attached to the float structural elements in order to maintain at least 24 inches of clearance off the bottom at extreme low tides.

10b. Vessels shall be moored such that they do not become grounded at any tide.

10c. No dredging (including, but not limited to effects of prop wash) is permitted herein.

10d. No boat moored at any dock may block or unduly impede navigation within the waterway or the use of any adjacent dock.

COMPLIANCE

The Licensee, within sixty (60) days of completion of the licensed project, shall submit a written statement to the Department that the project has been completed in substantial conformance with the conditions and plans of said license, or a copy of the Certificate of Compliance for this project issued pursuant to the Wetlands Protection Act (if the project was previously issued an Order of Conditions or Superseding Order of Conditions under said Act).

This License shall be void unless the License and the accompanying plan(s) are recorded within 60 days from the date hereof, in the Registry of Deeds for the said County.

Acceptance of this Waterways License shall constitute an agreement by the Licensee to conform with all terms and conditions stated herein. This License is granted upon the express condition that any and all other applicable authorizations required due to the provisions hereof shall be secured by the Licensee prior to the commencement of any activity of use authorized pursuant to this License.

FOR MassDEP USE ONLY:

THE COMMONWEALTH OF MASSACHUSETTS

IN WITNESS WHEREAS, said Department of Environmental Protection have hereunto set their hands on this

_____ day of _____ in the year _____
date month year

Commissioner _____

Program Chief _____

Department of
Environmental
Protection

THE COMMONWEALTH OF MASSACHUSETTS

This License is approved in consideration of the payment into the treasury of the Commonwealth by said —
_____ of the further sum of _____ dollars and zero cents (\$.00)

Applicant _____ Amount

**AGENDA ITEM #17
FEBRUARY 26, 2024**

**EXECUTIVE SESSION PURSUANT TO M.G.L C.30A SEC. 21(A)(3)
TO DISCUSS STRATEGY WITH RESPECT TO COLLECTIVE
BARGAINING, SPECIFICALLY WITH THE PBA LOCAL 185 IF AN
OPEN MEETING MAY HAVE A DETRIMENTAL EFFECT ON THE
BARGAINING POSITION OF THE PUBLIC BODY AND THE CHAIR
SO DECLARES AND NOT TO RETURN TO OPEN SESSION**