



111 CHESTNUT STREET
PROVIDENCE, RI 02903
T 401 831 1240
www.dbvw.com

Avon Town Hall
Feasibility Study | Combined Space Program
01.03.24

	AREA (SF)	QTY	TOTAL AREA (SF)
NEW MAIN ENTRANCE			
1 Vestibule	100	1	100
2 Lobby	200	1	200
3 New Main Entrance Subtotal			300
TOWN CLERK			
4 Private Office	130	1	130
5 Open Area	175	1	175
6 Vault Space	500	1	500
7 Town Clerk Subtotal			805
TOWN ADMINISTRATOR			
8 Reception Waiting	125	1	125
9 Town Manager's Office (with 6 people meeting area)	275	1	275
10 Meeting Room (8 people)	225	1	225
11 Administrative Assistant / Human Resources	80	1	80
12 Open Area (1 workstations)	36	1	36
13 Storage	50	1	50
14 Town Manager Subtotal			791
BOARD OF SELECTMEN			
15 Board of Selectmen Meeting Area	1600	1	1,600
16 Conference Area (Shared with Town Administrator)	0	1	0
17 Storage Closet	100	1	100
18 Election Storage Closet	100	1	100
19 Kitchenette	80	1	80
20 Media Room	100	1	100
21 Board of Selectmen Subtotal			1,980
ASSESSOR			
22 Director's Office	130	1	130
23 Open Area (Meeting & Files)	250	1	250
24 Workstation	48	1	48
25 Assessor Subtotal			428



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TREASURER - COLLECTOR				
26	Treasurer's Office	130	1	130
27	Open Area (2 workstations)	200	1	200
28	Storage	50	1	50
29	Treasurer-Tax Collector Subtotal			380
TOWN ACCOUNTANT				
30	Accountant office	130	1	130
31	Open Area (2 workstations)	150	1	150
32	Storage	50	1	50
33	Accountant Subtotal			330
PLANNING AND ZONING				
34	Plan Storage and Review w/5 desks	450	1	450
35	Planning Subtotal			450
TOWN PLANNER				
36	Office	130	1	130
37	Town Planner Subtotal			130
CONSERVATION				
38	Plan Storage and Review w/1 desk	200	1	200
39	Planning Subtotal			200
BUILDING DEPARTMENT				
40	Building Commissioner's Office	130	1	130
41	Plan Review Area	200	1	200
42	Open Area w/3 desks	200	1	200
43	Storage Closet	50	1	50
44	Building Commissioner Subtotal			580



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		AREA (SF)	QTY	TOTAL AREA (SF)
HEALTH				
45	Health Agent's Office	130	1	130
46	Open Area (1 workstation)	48	1	48
47	Storage (includes emergency supplies)	75	1	75
48	Board of Health Subtotal			253
VETERANS' SERVICES				
49	Office with Meeting Area	130	1	130
50	Veterans' Services Subtotal			130
DPW				
51	Director Office	130	1	130
52	Open area (1 workstation)	64	1	64
53	Storage	130	1	130
54	DPW Subtotal			324
INFORMATION TECHNOLOGY				
55	Open Office / Storage & Work Area	200	1	200
56	Server Room	150	1	150
57	IT Subtotal			350
BUILDING SHARED SPACES				
58	Egress Stairs	200	2	400
59	Elevator	80	1	80
60	Small Conference Room (6 people)	150	2	300
61	Medium Conference Room (10-14 people)	300	2	600
62	Men's Room (Public) - 6 WC	300	1	300
63	Men's Room (Staff) - 1 WC	60	1	60
64	Women's Room (Public) - 6 WC	325	1	325
65	Women's Room (Staff) - 1 WC	60	1	60
66	Mother's Room (Lavatory only)	60	1	60
67	Service Counters (Assumes 3 shared counters)	150	3	450
1 - Assessor, treasurer/collector, and accounting				
2 - Planning, building, conservation, zoning, health, and DPW				
3- Town clerk, town administrator, and selectmen				



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		AREA (SF)	QTY	TOTAL AREA (SF)
68	Family Room (Public) - 1 WC	60	1	60
69	Custodial Closet	50	2	100
70	Staff Break Room (8 people)	225	1	225
71	Mail / Copy Room	225	1	225
72	Building Shared Spaces Subtotal			3,245

UTILITY & FACILITIES				
73	General Storage	200	1	200
74	Mechanical / Electrical	300	1	300
75	Main Distribution Frame (MDF) Room	125	1	125
76	Emergency Electric	20	1	20
77	Water & Fire Service	125	1	125
78	Utility & Facilities Subtotal			770

COUNCIL ON AGING				
79	Director Private Office	130	1	130
80	Outreach Coordinator Private Office	125	1	125
81	Volunteer Coordinator	125	1	125
82	Multipurpose Room w/Room Divider (80P)	1,200	1	1,200
83	Storage	100	1	100
84	Cooking Kitchen	400	1	400
85	Food Storage	100	1	100
86	Staff Toilet	60	1	60
87	Visiting Nurse Area	100	1	100
88	Unisex HC Companion Toilet	70	1	70
89	Outdoor Sitting and Eating Area	0	1	0
90	Covered Drop-Off	0	1	0
91	COA Subtotal			2,410

CIVIC CENTER				
92	Director's Office	130	1	130
93	Open Area (60P)	1,000	1	1,000
94	Storage	100	1	100
95	Open Office Area (Board of Commissioners, Seasonal Staff,	150	1	150
96	Recreation Director)			
97	Pantry	80	1	80
98	Civic Center Subtotal			1,460



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SCHOOL DISTRICT ADMINISTRATION (CENTRAL OFFICE)				
99	Superintendent's Office	150	1	150
100	Assistant Superintendent's Office	125	1	125
101	Coordinator of School Business Services Office	125	1	125
102	Cirriculum Coordinator Office	125	1	125
103	Open Office/Reception (Admin Asst, Central Office Secy, Transportation Coord + Touch Down for 4 Bus Drivers)	464	1	464
104	Coordinator of Administrative Services Office	125	1	125
105	Human Resources Office	125	1	125
106	IT Office (2 Staff + Work Area w/storage)	258	1	258
107	District Record Storage	200	1	200
108	Conference Room	200	1	200
109	School District Admin Subtotal			1,897
110	Subtotal (NSF)			17,213
111	Grossing Factor (35% new)			6,025
NEW BUILDING - Total				23,238

AVON TOWN HALL / COUNCIL ON AGING - Avon, MA

Conceptual Design Narrative

Version 1.1

Date: January 19, 2024



Proposed Schedule:

Town Meeting Approval:	May 7, 2024
OPM RFQ	June/July 2024
Design	Aug 2024 – July 2025
Bid	Aug – Sept 2025
Construction	Oct 2025 – Nov 2026

Summary:

- Work to be completed by a General Contractor with Filed Sub-Bid Sub-Contractors.
- The project will be publicly bid and is subject to Commonwealth of Massachusetts Public Bid Requirements and Prevailing Wage Rates as per MGL Ch. 149.
- The existing single-story town hall and council on aging buildings were designed and constructed as a shopping plaza in the early 1970's. The complex was subsequently acquired by the town and the larger structure was converted into town hall. The larger building was dedicated in November 1975 and continues to serve the municipality. The smaller building was rented for commercial use until it was modified in the late 1980's to serve as the council on aging and the recreation department.

Assumptions:

- Option #1 & #2 will both include new mechanical, electrical, fire protection, plumbing, security, and technology systems.
 - New fire protection system and fire water service.
 - New fully addressable fire alarm system.
 - New plumbing infrastructure.
 - New HVAC system w/DDC controls.
- 1. VRF Heat Pump System: Multiple large outdoor heat pump units with both attic mounted fan coil units ducted to serve rooms and spaces, as well as indoor ceiling and wall mounted duct-less style fan coil units. Branch box controller(s) will be provided so the building can be simultaneously heated or cooled depending on the needs within a specific space. This system will provide excellent zone control of the various spaces and will require only refrigerant piping be routed through the building. Heat pumps shall be provided within the stairwells to ensure they do not become too hot during the summer.
- 2. An ERV system will provide mechanical fresh air.
- 3. The attic shall be provided with a ventilation system and heating system. The system would consist of an intake air duct and louver, a humidistat, and an exhaust fan with a louver and motorized dampers to protect the openings when the attic is below 60% RH. To protect the attic space in the wintertime, the attic will also be provided with electric unit heaters. Each heater would have a thermostat to maintain the attic at a constant temperature of 55 Deg F.
 - New intrusion alarm, access control, and security camera systems.
 - New electrical lighting and light control system.
 - New emergency generator.

1. Provide an outdoor emergency/standby diesel generator, 120/208 volt, 3 phase, 4-wire, sized to accommodate both buildings. The generator will have output breakers and automatic transfer switches. One branch will serve life safety loads, and the second will serve standby loads. The life safety transfer switch will serve exit signs, the fire alarm control panel, and selective lighting to properly illuminate the means of egress. The standby transfer switch will serve the remainder of the building, including the elevator and HVAC equipment. The generator will be pad mounted and installed outdoors in a sound attenuated weather-proof enclosure. The enclosure shall limit the sound level to meet the requirements of local sound ordinance. A sub-base double hulled diesel belly tank will be provided integral to the generator. The tank shall be sized for run-time as requested by the Town.
- New audiovisual systems
 - New telecommunications system

Codes & Regulations:

- The work will be designed to meet the following codes and standards:
 - 780 CMR - MA Building Code, 9th Edition (IBC 2015 w/amendments)
 - 780 CMR Chapter 13 - MA Energy Code (IECC 2015)
 - 521 CMR - MA Accessibility Regulations (MAAB)
 - 527 CMR - MA Electrical and Fire Code (NFPA-1, NEC & NFPA-70 w/amendments)
 - 248 CMR - MA Uniform Plumbing Code
 - 780 CMR Chapter 28 - MA Mechanical Code
 - 524 CMR - MA Elevator Code
 - NFPA-10, Standard for Portable Fire Extinguishers
 - NFPA-13, Standard for the Installation of Sprinkler Systems
- Use/Occupancy: Mixed; Business "B," Assembly "A-3," and Storage "S-1" (Ch. 3 - IBC)
- Existing Town Hall and COA Buildings:
 - Construction Type: Type IIIB (Sect. 602 - IBC)
 - Total Area: 16,950 gsf (Town Hall 12,750 gsf + COA / Civic Center 4,200 gsf)
- New Building:
 - Construction Type: Type VB (Sect. 602 - IBC)
 - Proposed Total Area: 20,501 gsf
 - Two floors.
- Means of Egress:
 - Minimum Corridor Width: 44-inches as per IBC 1020.2
 - Minimum Number of Exits Per Floor: Two - IBC Table 1006.3.1
 - Maximum Allowable Travel Distance: 300 feet with sprinklers - IBC Table 1017.2
 - Maximum Common Path of Travel: 100 feet - IBC Section 1006.2.1
 - Maximum Dead-End Corridor: 50 feet with sprinklers - IBC Section 1020.4
 - Egress Widths: Doors & Corridors 0.2 inches/occ. (IBC 1005.3.1) Stairs 0.3 inches/occ. (IBC 1005.3.2)
 - Occupant Load Factors: IBC Table 1004.4
- Energy Code: Existing and new buildings will meet all energy code requirements.
- Interior Finishes: Exits, Class B - Corridors/Rooms, Class C (IBC Table 803.9 Sprinklers)
- Accessibility: Entire facility will be fully accessible and MAAB compliant.

Site Information:

- 65 East Main Street - Assessor's Plat D5, Lot 14 (+/-1.86 acres)
 - I. Zoning
 - 1. Designation and Use: Business (BUS) / Public or government building
 - 2. Overlay Districts: None
 - 3. Dimensional Requirements: (General Business)
 - a. Minimum Frontage: 50 ft
 - b. Front Yard Setback: 15 ft
 - c. Side Yard Setback: 20 ft (Where abutting residential properties)
 - d. Rear Yard Setback: 30 ft
 - e. Maximum Building Height: 35 ft
 - f. Maximum Building Coverage: 25%
 - II. Utilities
 - 1. Water: 12-inch diameter D.I. water main in East Main Street.
 - 2. Sanitary: OWTS.
 - 3. Gas: 12-inch diameter gas main in East Main Street.
 - 4. Drainage: On-site treatment and discharge into adjacent wetland.
 - 5. Electric: Available in East Main Street via overhead wire.
 - 6. Telephone: Available in East Main Street via overhead wire.
 - III. Landscape Requirements
 - 1. Buffer strips are required separating all buildings, parking areas, vehicular circulation facilities or similar improvements.

Option #1 – Renovate Existing Town Hall and COA Buildings:

- The existing buildings will receive gut renovations and will be modified to accommodate new layouts as shown on the Floor Plans.
 - The interior and all infrastructure and systems will be demolished back to the CMU exterior back-up wall construction.
 - The exterior EPDM membrane roof, rigid insulation, and associated flashings shall be removed in their entirety down to the existing roof deck.
 - Existing steel framed roof systems require modifications and reinforcements to accommodate new rooftop mechanical equipment.
 - Assume 20% of the existing metal roof deck requires repair with overlay decking.
- Environmental: Hazardous materials may be present in the existing buildings. The Owner should have a licensed hazardous material consultant conduct a thorough investigation.
 - Any required abatement work shall be performed in a manner as may be required and approved by, but not limited to, Massachusetts State Law, the MA Department of Health, Occupational Safety and Health Administration (OSHA), and any other federal, state and/or local regulating authorities having jurisdiction therein.
- New Roofing:
 - Low Slope Roofs: Fully adhered PVC membrane over 1/4-inch-thick Dens-Deck Prime protection board on minimum 6-inch-thick tapered rigid polyisocyanurate roof insulation over metal roof deck.
 - 1. Provide (1) insulated roof hatch and interior misc. metal steel ladder for access in each building.
 - 2. Meet FM Global 1A-90 (FM 4450) standards.
 - 3. Provide a continuous vapor retarder under all insulation.
 - 4. Perimeter roof edge to be 6-inch deep, two-piece aluminum fascia/gravel stop with 70% Kynar paint.

5. Replace all roof drains and vertical drain piping.
 - o Sloped Roof Areas: Asphalt roof shingles over continuous self-adhered sheet underlayment on existing plywood roof sheathing.
- Exterior Brick Masonry Walls: Repoint all exterior brick masonry.
 - o Remove all un-used anchors/attachments on the building.
 - o Clean and repoint 100% of the existing exterior brick masonry.
 - o Selectively repair damaged masonry; assume 1% damage.
 - o Provide new sealant and backer rod around all windows, doors, openings, etc.
- Exterior CMU Walls: Repoint all exterior masonry.
 - o Remove all un-used anchors/attachments on the building.
 - o Clean and repoint 100% of the existing exterior CMU masonry.
 - o Selectively repair damaged masonry; assume 1% damage.
 - o Infill all abandoned openings in the rear masonry walls.
 - o Remove existing paint and apply continuous fluid applied air/water barrier.
 - o Clad CMU walls with prefinished architectural fiber cement wall panels set over vertical galvanized metal channel framing spaced at 24-inches on center. ("Nichia Vintage Wood Horizontal Cement Siding" or equal) Include vented starter and top strips and closures at ends.
 - o Provide new sealant and backer rod around all windows, doors, openings, etc.
- Exterior Storefront: Remove and replace all existing storefront.
 - o 6-inch deep, thermally enhanced, aluminum storefront system.
 1. Insulated Glass: 1-inch thick, clear, fully tempered, argon filled, Low-E coating.
 2. Finish: Kynar 70% coating; in custom color.
- Exterior Doors and Louvers: Remove and replace all existing doors and louvers.
 - o Entrances: 36-inch by 96-inch by 1 1/2-inch thick thermally enhanced aluminum and glass doors, Kynar 70% coating in custom color, and electronically controlled panic hardware. Stiles and top rail to be 5-inches-wide; include a 10-inch-high bottom rail.
 - o Exit Doors: 36-inch by 84-inch by 1 1/2-inch thick thermally enhanced aluminum flush doors and frames, Kynar 70% coating in custom color, and fire exit panic hardware.
 - o Louvers: Prefinished, Kynar 70% coating in custom color, extruded aluminum stormproof louvers with 50% free area. Provide black, 2-inch thick, insulated aluminum blank-off panels at un-used portions of louvers.
 - o Include low-expansion spray foam sealant to close gaps between opening frame and surrounding construction.
- Exterior Wall Insulation: Spray polyurethane foam insulation directly over existing CMU back-up walls. (R-20)
 - o Furr-out interior with 5/8-inch gypsum wall board on 3 5/8-inch metal studs spaced at 16-inches o.c.
- Fire Stopping: Refer to "New Building" section of the architectural narrative.
- Interior Finishes: Refer to "New Building" section of the architectural narrative.
- Interior Walls: Provide new full height walls throughout as shown on the Floor Plans.
 - o Typical Walls: 5/8-inch-thick Type X, mold resistant gypsum wall board on each side of 3 5/8-inch metal studs spaced at 16-inches on center. Include accessories and trim, Level 4 finish, and finish paint.
 1. Use moisture resistant gypsum panels in all toilet rooms and wet areas above ceramic tile wainscot, which shall receive cement board.

2. Provide 2x nominal wood blocking concealed in walls for solid mounting of doors, cabinets, grab bars, devices, and other items.
 3. Provide 3 ½-inch acoustic fiberglass batt insulation in all non-fire rated walls and acoustic sealant at top of wall, floor, and perimeter.
 4. Provide mineral wool blanket insulation in all fire rated walls.
- Interior Doors and Frames: Refer to "New Building" section of the architectural narrative.
 - Interior Ceilings: Refer to "New Building" section of the architectural narrative.
 - New Vault: Six-hour fire-resistance-rated modular vault assembly.
 - Meet requirements of Massachusetts General Law Chapter 66, Section 11 - Technical Bulletin #1 "Performance Standards of Safes and Vaults," Version 2 (1996) as amended. Comply with NFPA 232 and listed and labeled as an assembly according to UL 72 by a qualified testing agency; for a fire-resistance rating of Class 125, 6-hour.
 1. Construction: Fabricate from ceramic insulation in expanded metal frame with galvanized-steel sheet vapor barrier on inside vault wall panel face and ceramic insulation gaskets for between-panel connections. Include integral penetrations for sprinklers; conduits for power, signal, and communication systems; and ventilating ports. Include waterproof roof/ceiling assembly.
 2. Door Assemblies: Clear opening size of 40-inches wide by 78-inches high, listed and labeled according to UL 155. Fabricate from all-welded, insulated steel sheet construction; with jambs and head shaped to interlock with frame. Provide at least three roller-thrust-bearing hinges with covers of design, size, and weight required for smooth operation of door and to allow full door opening.
 - a. Door Bolts: Permanently lubricated, minimum 11/16-inches diameter, and fabricated from nickel-plated steel. On each vertical side of door, provide five door bolts that engage frame when extended. Bolts automatically retract when handle is operated and automatically extend when door closes.
 - b. Handle: Manufacturer's standard.
 - c. Combination Lock: UL 768, Group 2, three-wheel, mechanical type, capable of not less than one million combinations.
 - d. Relocking Device: UL 140 separate relocking device that automatically deadlocks door bolts when lock is subjected to mechanical attack.
 - e. Escape Mechanism: Provide emergency operation of locks from vault side.
 - f. Door Closer: Automatic, with electromagnetic system and sensor that releases door on detection of heat or smoke; with 180-degree, hold-open.
 - g. Day Gate: Manufacturer's standard gate; full width of door opening and designed to restrict entry through vault door; with piano-type or self-closing gravity hinges. Equip with cylinder-type lock, controlled by key on non-secure side and by lever on secure side.
 - h. Second, Inner Door: Manufacturer's standard with insulating gasket separating it from the outer door. Include keyed cylinder lock; automatically locks when door is closed and emergency operation of locks from vault, and automatic closer with electromagnetic hold-open device that holds door in open position until power to the device is cut.
 3. Lighting: Extend building wiring for lighting and power into vault. Wiring, conduit, back boxes, fixed explosion proof or vapor proof LED lighting, emergency lighting, and fire alarm devices to be by Electrical Filed Sub-Bid Contractor. Coordinate and provide support points necessary for electrical work.
 4. Fire Protection: Extend building sprinkler system inside the vault. Work to be by Fire Protection Filed Sub-Bid Contractor. Coordinate and provide support points necessary for sprinkler piping.

Option #2 – Construct New Building:

- Sequence of Construction: Construction will be phased and will first involve the town vacating the existing council on aging building. This will allow the general contractor to abate and demolish the building to enable construction of the new town hall. Once the new building and site utilities and new septic system are complete, the general contractor will demolish the existing town hall and complete remaining site work.
- Foundations: Conventional 17-inch-thick concrete foundations walls with a 6-inch masonry shelf, and spread footings set 4-feet below finish grade.
- First Floor Slab on Grade: 5-inch-thick reinforced concrete over continuous 2-inch-thick rigid insulation on a continuous 15-mil thick vapor barrier directly on structural fill.
- Load Bearing Walls:
 - Exterior: 2x8 LSL wood studs spaced at 16-inches on center with 3/4-inch-thick plywood sheathing.
 - Interior: 2x6 nominal wood studs spaced at 16-inches on center with 5/8-inch-thick gypsum wall board on each side.
- Second Floor Structure: 3/4-inch-thick plywood subfloor over open web wood truss joists spaced at 16-inches on center. Provide 3/4-inch-thick plywood underlayment under finish floors. Areas slated to receive ceramic tile to receive 1/2-inch-thick tile backer board / underlayment. (Floor to floor will be 12-feet in height.)
- Exterior Walls:
 - Standard brick veneer (2 1/4 by 4 by 8-inch nominal) with 5-inch-high precast architectural concrete windowsills.
 1. Masonry to be set with a 2-inch nominal air space in front of continuous 2-inch-thick rigid insulation over fluid applied air/water barrier on 3/4-inch-thick exterior plywood sheathing. Include spray applied closed cell foam insulation in thickness as required to meet R-15 at interior side of sheathing.
 2. Include loose galvanized steel bent plate lintels, flashing, cavity drainage material and weeps at lowest floor line, top of all openings, and at top of wall.
 3. Flashing to be concealed flexible stainless steel laminated fabric with stainless steel termination bar along top where not exposed to view. Include zinc coated copper drip edge flashing at base of wall and thru-wall stainless steel flashing at head of windows.
- Roof Construction:
 - Low Slope Roofs: Fully adhered PVC membrane over 1/4-inch-thick Dens-Deck Prime protection board on minimum 6-inch thick, tapered rigid polyisocyanurate roof insulation over 3/4-inch-thick plywood roof sheathing on wood roof structure. Include internal roof drains and secondary overflow drains.
 1. Meet FM Global 1A-90 (FM 4450) standards.
 2. Provide a continuous vapor retarder under all insulation and tie into wall air/water barrier.
 3. Perimeter roof edge to be 6-inch deep, two-piece aluminum fascia/gravel stop with 70% Kynar paint.
 - Sloped Roof Areas: Asphalt roof shingles over continuous self-adhered sheet underlayment on continuous ventilated insulated consisting of 3/4-inch-thick roof sheathing with a 1-inch nominal air space over 3-inch-thick insulation set over 3/4-inch-thick plywood sheathing on prefabricated double sloped wood trusses spaced at 24-inches on center. Include spray applied closed cell foam insulation in thickness as required to meet R-20 at underside of sheathing.

1. Include external aluminum gutter and downspouts, and snow guards at bottom eaves of roof in standard three-row pattern, twelve snow guards per square. Connect downspouts to underground drainage system via cast iron boots.
 2. Exterior trim (fascia, rake, eave trim) to be painted clear Western Red Cedar.
- Exterior Windows and Storefront:
 - Windows: Aluminum clad wood double hung windows with a 2 over 1 muntin pattern, insect screens, and exterior brick molding and sills.
 - Storefront: 6-inch deep, thermally enhanced, aluminum storefront system.
 1. Insulated Glass: 1-inch thick, clear, fully tempered, argon filled, Low-E coating.
 2. Finish: Kynar 70% coating; in custom color.
 - Sealant: Provide 1/2-inch-wide exterior silicone sealant and backer rod around all openings. Include low expansion spray foam sealant to close gaps between frame and surrounding construction.
 - Interior Trim: Gypsum board returns at jambs and head; with 1/2-inch-thick solid surface stool and solid surface apron.
 - Exterior Doors and Louvers:
 - Entrances: 36-inch by 96-inch by 1 1/2-inch thick thermally enhanced aluminum and glass doors, Kynar 70% coating in custom color, and electronically controlled panic hardware. Stiles and top rail to be 5-inches-wide; include a 10-inch-high bottom rail.
 - Exit Doors: 36-inch by 84-inch by 1 1/2-inch thick thermally enhanced aluminum flush doors and frames, Kynar 70% coating in custom color, and fire exit panic hardware.
 - Louvers: Prefinished, Kynar 70% coating in custom color, extruded aluminum stormproof louvers with 50% free area. Provide black, 2-inch thick, insulated aluminum blank-off panels at un-used portions of louvers.
 - Interior Walls: Provide new full height walls throughout as shown on the Floor Plans.
 - Typical Walls: 5/8-inch-thick Type X, mold resistant gypsum wall board on each side of 2x4 nominal wood studs spaced at 16 inches on center. Include accessories and trim, Level 4 finish, and finish paint.
 5. Use moisture resistant gypsum panels in all toilet rooms and wet areas above ceramic tile wainscot, which shall receive cement board.
 6. Provide 2x nominal wood blocking concealed in walls for solid mounting of doors, cabinets, grab bars, devices, and other items.
 7. Provide 3 1/2-inch acoustic fiberglass batt insulation in all non-fire rated walls and acoustic sealant at top of wall, floor, and perimeter.
 8. Provide mineral wool blanket insulation in all fire rated walls.
 - Shafts: One-hour fire rated shaft wall enclosures with one layer of 5/8-inch gypsum board, acoustic insulation, and 1-inch-thick gypsum liner panels on 4-inch deep, C-H studs and track.
 - Interior Doors and Frames:
 - Typical Doors: Flush, solid wood doors with clear finish stained, Premium Grade AA rift sawn "White Oak" veneer set into welded hollow metal frames with 1x4 nominal stained solid wood trim.
 1. Non-Fire-Rated Door Core: Particleboard, ANSI A208.1, Grade LD-2, made with binder containing no urea-formaldehyde resin.
 2. Fire Rated Door Core: Non-combustible mineral core.
 3. Blocking: Provide concealed blocking with improved screw-holding capability approved for use in doors to eliminate through-bolting hardware.
 4. Typical Size: 36-inch W. by 84-inch H. by 1 3/4-inch thick.

5. Stair Door Vision Panels: 3-inch by 30-inch; with 5/16-inch thick fully tempered clear fire rated glass.
 6. Glass Lite Doors: Double lite, 20 by 30-inch, with 1/4-inch thick clear fully tempered glass. Provide at all department entrances and conference rooms.
- Fire Ratings: 45 min. at Selectmen Meeting Room, and 90 min. at Stairs and Elevator Machine Room.
 - Hardware: Grade 1, mortise locksets with lever handles, rosette trim and 7-pin IC cores. Include a new restricted grandmaster key system.
 1. All corridor doors, exterior doors, and fire rated doors to receive door closers.
 2. Stair doors to receive fire rated panic hardware.
 3. Exterior doors to receive continuous aluminum hinges.
 4. Stair doors to receive magnetic hold open devices.
 5. Provide coat hooks on all office doors.
 6. Mechanical, janitor/utility doors to receive 12-inch-high kick plates, 1-inch LDW.
 7. Main exterior building entries and interior department entries to receive electrified hardware and proximity readers.
 8. All doors to receive wall stops with concealed fasteners.
 - Interior Ceilings:
 - Ceilings and soffits to be painted, 5/8-inch-thick, non-sag, gypsum ceiling board.
 - Corridors and other public areas shall be a combination of painted gypsum board and 24-inch by 24-inch fine fissured ACT tile set into 9/16-inch narrow grid. (Assume quantities of 70% ACT & 30% GWB)
 - All new gypsum board ceilings, soffits, and fasciae shall receive a Level 5 finish.
 - Acoustical ceilings in public areas and offices shall be 24-inch by 24-inch, Armstrong Ultima with beveled/tegular edge set into 9/16-inch narrow line grid.
 - Acoustical ceilings in utility/storage areas shall be 24-inch by 48-inch, mineral fine fissured tile set into 15/16-inch standard grid.
 - Provide acoustical sealant at perimeter of each room.
 - ACT tiles shall be plenum rated, antimicrobial treated tiles.
 - Fire Stopping:
 - Provide through penetration fire stopping at penetrations into fire rated stair enclosures, shafts, and assembly occupancy rooms to resist spread of fire according to requirements indicated, resist passage of smoke and other gases and maintain fire-resistance rating of construction penetrated.
 1. Provide accessories and permanent forming/damming/backing materials. Also furnish substrate primers, collars, and steel sleeves.
 2. Identify firestop systems with pre-printed metal or plastic labels.
 - Interior Finishes:
 - All interior gypsum board walls shall be painted.
 - All concrete slabs shall receive a moisture mitigation and underlayment system under carpet and resilient flooring. (Requires mechanical preparation to obtain a minimum ICRI CSP 3)
 - Thresholds: Provide custom stone with beveled ADA compliant edges at all doors which transition from ceramic/porcelain tile to either carpet or resilient flooring.
 - Preliminary Finish Schedule:
 1. New Entry Lobby: 12 by 24-inch porcelain floor tile; clear finish stained solid "White Oak" 6-inch-tall wall base, 4-inch-high continuous chair rail, and vertical 1x4 nom. wood battens at 4-feet o.c. Include walk-off carpet in the vestibule.

2. Meeting Rooms: 24-inch square carpet tile w/clear finish stained solid "White Oak" 8-inch-tall wall base, 48-inch-high wood wainscot paneling, continuous chair rail, and vertical 1x4 nom. wood battens at 4-feet o.c.
 3. Corridors: 12 by 24-inch porcelain floor tile; clear finish stained solid "White Oak" 6-inch-tall wall base, 4-inch-high continuous chair rail, and vertical 1x4 nom. wood battens at 4-feet o.c.
 4. Offices: 24-inch square carpet tile w/4-inch-high straight rubber wall base.
 5. Toilet Rooms: 4-inch by 8-inch glazed ceramic wall tile; full height at the fixture wall with 40-inch-high wainscot on the remainder of walls. Include high performance grout and surface bullnose transitions for wainscot cap and external corners. Floor tile to be 12-inch by 24-inch porcelain tile with separate 4-inch-high sanitary cove wall base, waterproof/anti-crack membrane and epoxy grout.
 6. Break Room, Locker Rooms, Mail Room, Janitor and Elec/Data: Sheet vinyl flooring with 4-inch-high coved rubber wall base. Include 48-inch-high plastic paneling wainscot in janitor's closets.
 7. Mechanical Room: Sealed concrete with 4-inch-high coved rubber wall base.
- Stairs: Provide (2) interior egress stairs as shown on the Floor Plans.
 - Enclosures to be 2-hour fire rated, wood framed walls.
 - Stairs shall consist of concrete filled, steel pan construction.
 1. Stringers, landing framing and headers shall be exposed painted 12-inch-deep TS.
 2. Provide smooth soffit construction on landings and sub-platforms.
 3. Shape metal pans to include nosing integral with riser.
 4. Provide rubber stair treads and 19-inch square rubber tile at floors/landings. Include 4-inch-high rubber wall base at floors.
 - Handrails: 1 ½-inch o.d. painted steel pipe handrails mounted at 34-inches a.f.f. on each side of stairs. Include 1/2-inch solid bent bar supports back to the guardrail system and cast-iron wall brackets on the wall side of the stair. Size all supports and brackets to provide 1-1/2-inch clearance between handrail and all guardrails and walls. Interior railings shall be shop primed and field painted.
 - Guardrails: 42-inch-high guard constructed with 3/4-inch solid square balusters spaced 4-inches o.c. secured to 1 1/2-inch nominal (1.990 inch) steel pipe posts and top and bottom horizontal rails.
 - Elevator: Provide one (1) new 3,500 lb. gearless traction passenger type elevator, hoistway, pit and controller in dedicated machine room. Elevator will connect two floors in total; and must be vented with a motorized damper at an exterior roof vent. Connect elevator to the emergency power supply.
 - Characteristics:
 1. Cab Walls: Satin stainless-steel front, plastic laminate at sides and rear.
 2. Car & Hall Fixtures, Reveals, Door Faces: Satin stainless steel, No. 4 finish.
 3. Door Sill: Aluminum, mill finish.
 4. Handrails: 1 ½-inch flat satin stainless steel at car sides and rear.
 5. Controls: Standard buttons and controls.
 6. Ceiling: Painted steel with LED lights.
 7. Floor: Prepared to receive 12-inch by 24-inch porcelain tile.
 8. Entrance: 42-inches by 84-inches; satin stainless steel, No. 4 finish.
 9. Provide one complete set of full height protective pads and hooks in car.
 - Hoistway: 8-inch nom. load bearing, reinforced CMU, set on 5-feet-deep by 12-inch-thick cast-in-place reinforced concrete foundation. Provide #6 vertical reinforcement bars at 32-inches on center and CMU bond beams at 4-feet on center vertically. Include integral waterproofing admix in concrete, steel support angles for door sills

and a galvanized steel pit ladder. Provide a 24-inch square sump and thickened footing. Furnish a galvanized steel sump pit cover with galvanized steel angle frame.

- Specialties and Equipment:

- Signage: Provide ADA compliant surface mounted panel signs with raised letters and custom graphics at each room. Phenolic-backed photopolymer sheet, smooth with beveled edges and corners. Size to be approximately 4 by 6-inches.
 1. Comply with ADA-ABA Accessibility Guidelines, and MAAB. Grade 2 Braille shall accompany text.
 2. Room numbers shall be 1-inch-high; lettering shall be 5/8-inch high.
- Building Directory: Provide one (1) unit with custom graphics in lobby.
- Cast Metal Plaques: Provide one (1) bronze plaque, 24-inches by 36-inches, in lobby.
- Water Fountains: Provide high/low arrangement with water bottle filler. Locate at each toilet room core.
- Toilet Accessories: Provide grab bars, hand dryers, toilet tissue dispensers, wall mounted mirrors, hands free soap dispensers, waste receptacles, and baby changing stations in each multi-user toilet room. Accessories shall be No. 4 satin stainless steel unless otherwise indicated.
- Toilet Compartments: European style floor mounted overhead braced phenolic toilet partitions in multi-user toilet rooms. Provide exposed heavy-duty stainless-steel hardware and tamper resistant fasteners, wall bumpers, and coat hook on all doors.
- Fire Extinguishers: Provide semi-recessed, stainless steel fire extinguisher cabinets in all corridors; spaced a maximum of 75 feet on center. Include ten-pound, multi-purpose dry chemical fire extinguishers and signage.
- Casework: Provide AWI quality standard "custom" manufactured, flush overlay, plastic laminate-clad, base, and upper cabinets throughout.
 1. Use adhesives and composite wood products containing no urea formaldehyde.
 2. Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
 3. Edge Banding: Rigid PVC with through color, satin finish. 3mm at countertops, doors and drawers & 1 mm at cabinets and shelves.
 4. Filler Strips: Close spaces between cabinets, walls, and ceilings. Scribe to fit.
 5. Countertops: 1/2-inch-thick solid surface countertops on 3/4-inch-thick exterior plywood w/built up 1 1/2-inch edges, and 4-inch-high back/side splashes.
 6. Glazing: Provide full height 1/4-inch-thick fully tempered glass screens at each service counter w/stainless steel transaction tray and hard-wired two-way communicator.
 7. Hardware: Satin stainless-steel finish, commercial-quality, heavy-duty hardware.
 - a. Locks: Cylindrical (cam) type, 5-pin tumbler, brass with chrome-plated finish. Provide on all doors; include two keys per lock and six master keys.
- Appliances: Provide one refrigerator and microwave in the Break Room.
- Window Treatments: Provide dual roll shades at all exterior windows.
 1. Room Darkening Shade Material: 100% opaque.
 2. Standard Shade Material: 6% open.
 3. Operation: Manual; with continuous loop bead chain, clutch, and cord tensioner.
 4. Mounting: Jamb mounted, within window opening, to permit easy removal and replacement without damaging roller shade or adjacent surfaces and finishes.

- New Vault: Refer to "Existing Building" section of the architectural narrative.

- Site Work:

- New on-site septic system.

- Replace all sidewalks with new cast in place concrete.
- Replace all curbing w/precast concrete.
- Replace bituminous parking areas.
- New building utilities (domestic water, sprinkler service, electrical, gas) from the street to within 10-feet of the building exterior.
- New storm drainage system.
- New landscaping.
- 2. Buffer strips are required separating all buildings, parking areas, vehicular circulation facilities or similar improvements.
- 3. Special screening requirements exist along East Main Street.
- 4. Interior parking areas: double parked rows of 10 or more spaces shall be either separated by or terminated on both ends by a minimum 6-foot-wide island.
- New parking lot and site signage.
- New generator and trash enclosure.
- 1. Provide an 8-foot high ornamental modular fencing system with fixed horizontal aluminum louver panels and painted 3-inch square galvanized tubular steel fence posts and caps. ("Total Eclipse" by Ametco Manufacturing)
- 2. Gates: Double leaf; construction to match fencing system.
 - a. Leaf Size: 72-inches W. by Fence Height.
 - b. Include latches permitting operation from both sides of gate with an integral opening for a padlock.
 - c. Cane Bolts and Strike Inserts: Provide heavy-duty galvanized steel cane bolt with galvanized steel pipe strike ground insert into pavement to receive bolt in both open and closed positions on each gate leaf.
 - d. Wheels: Provide heavy-duty galvanized steel with 6-inch diameter solid rubber wheel at the end of each leaf.
 - e. Diagonal Bracing: Provide galvanized steel diagonal bracing at each leaf on interior enclosure side of gates.



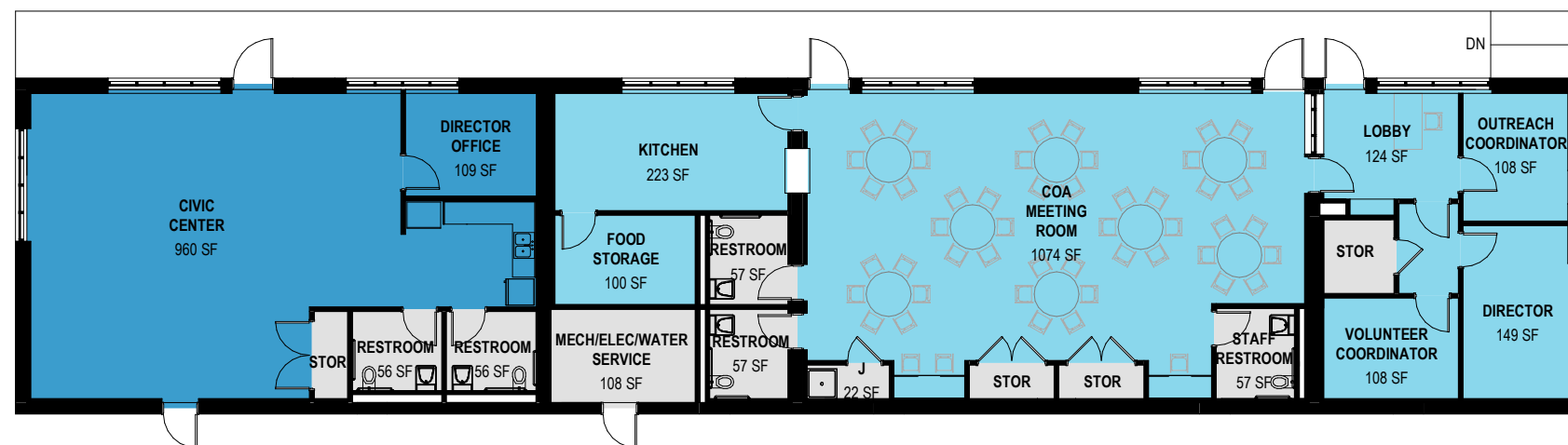
LEGEND

6'X6' CUBICLE

- ① HUMAN RESOURCES
- ② ASST TREASURER
- ③ ASST COLLECTOR
- ④ ACCOUNTING CLERK
- ⑤ ASSESSOR
- ⑥ PLANNING
- ⑦ DPW ADMIN ASST
- ⑧ CONSERVATION
- ⑨ BLDG INSPECTOR

6'X8' CUBICLE

- ⑩ EXECUTIVE ASST
- ⑪ ASST TOWN CLERK *9'-0" X 8'-0"
- ⑫ ADMIN ASST *8'-4" X 8'-0"

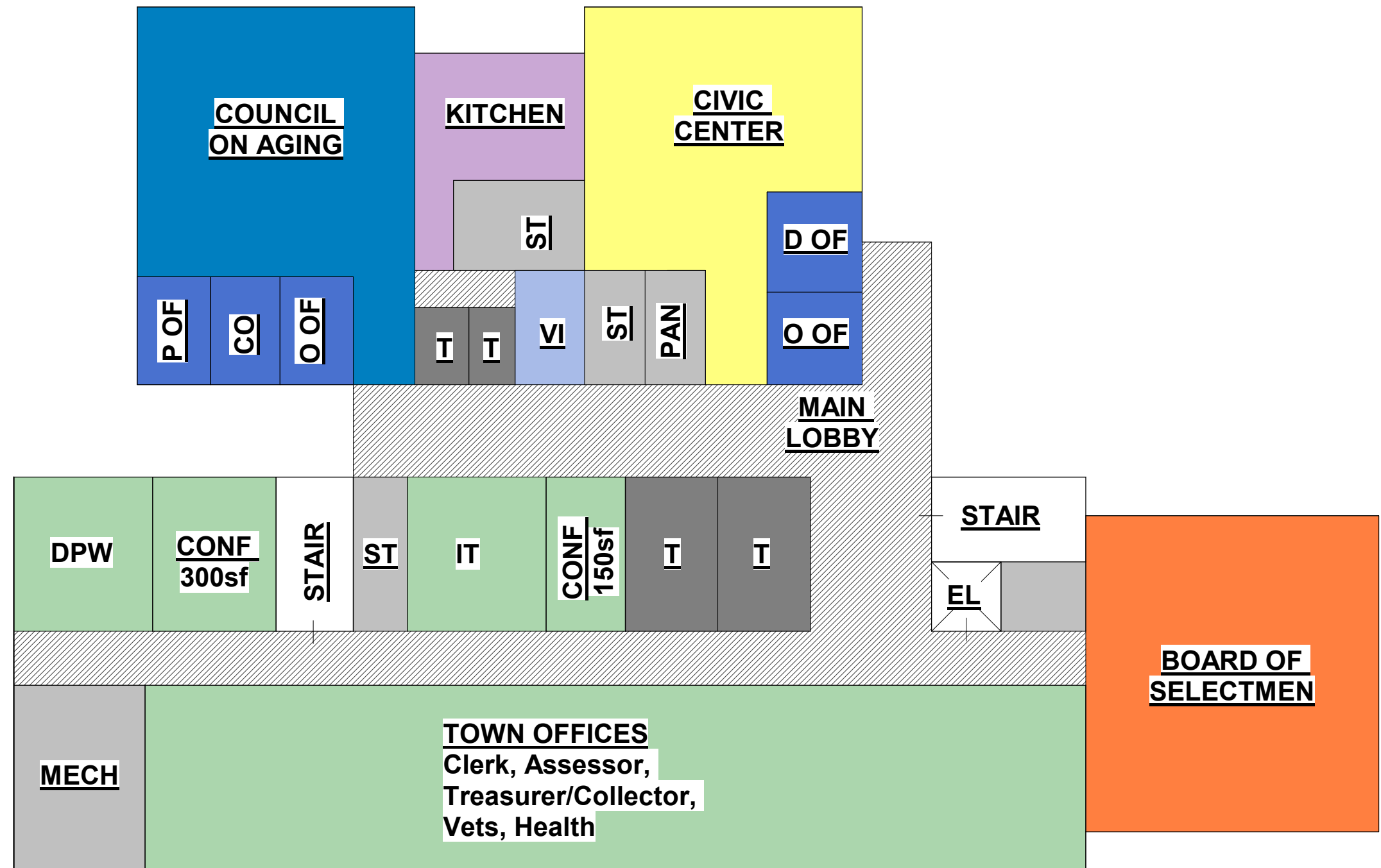


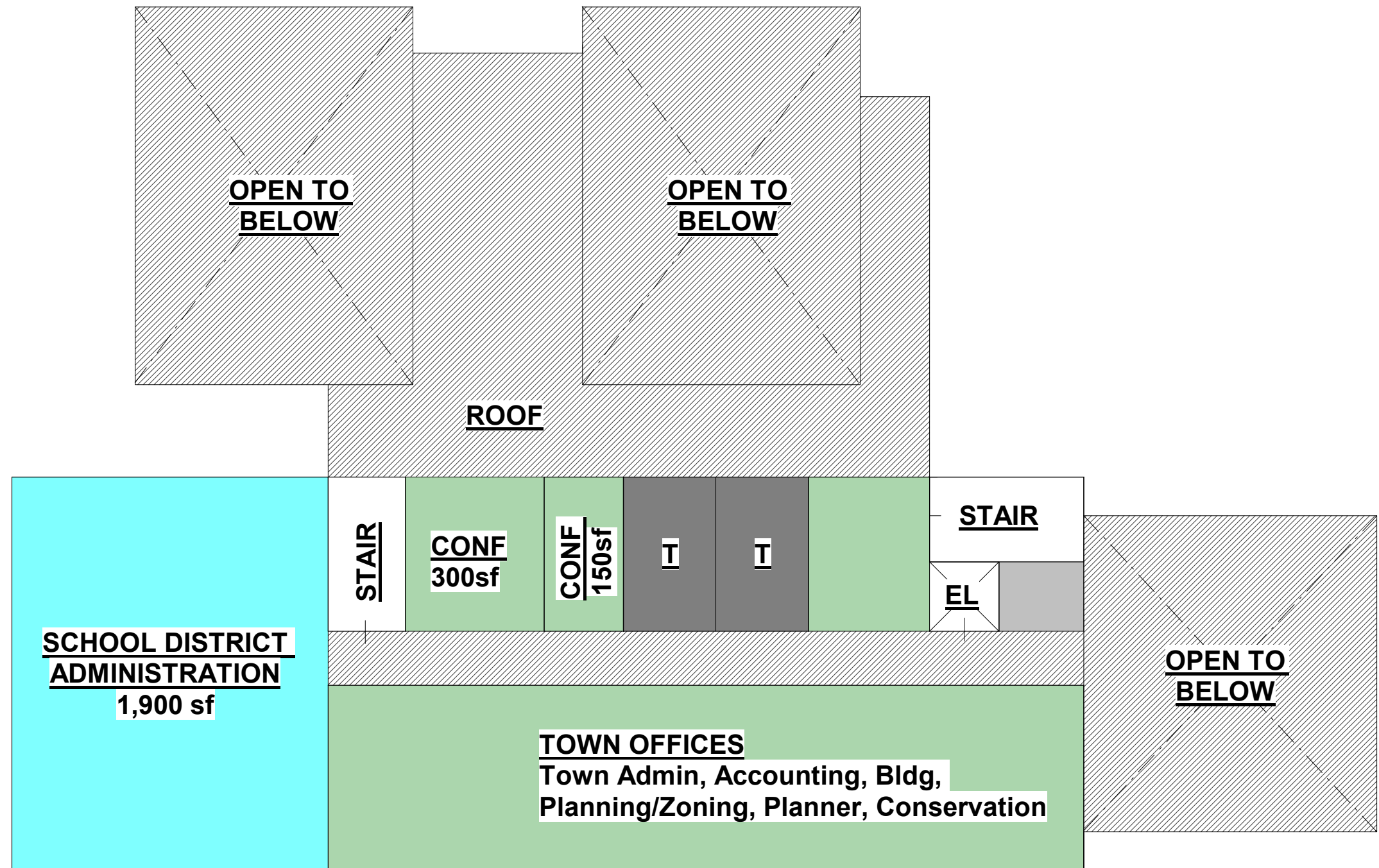
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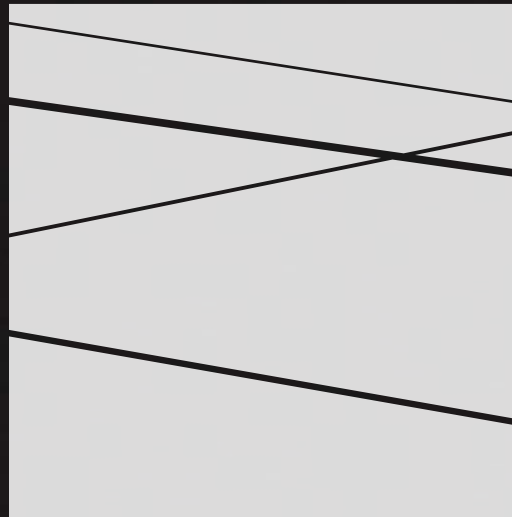












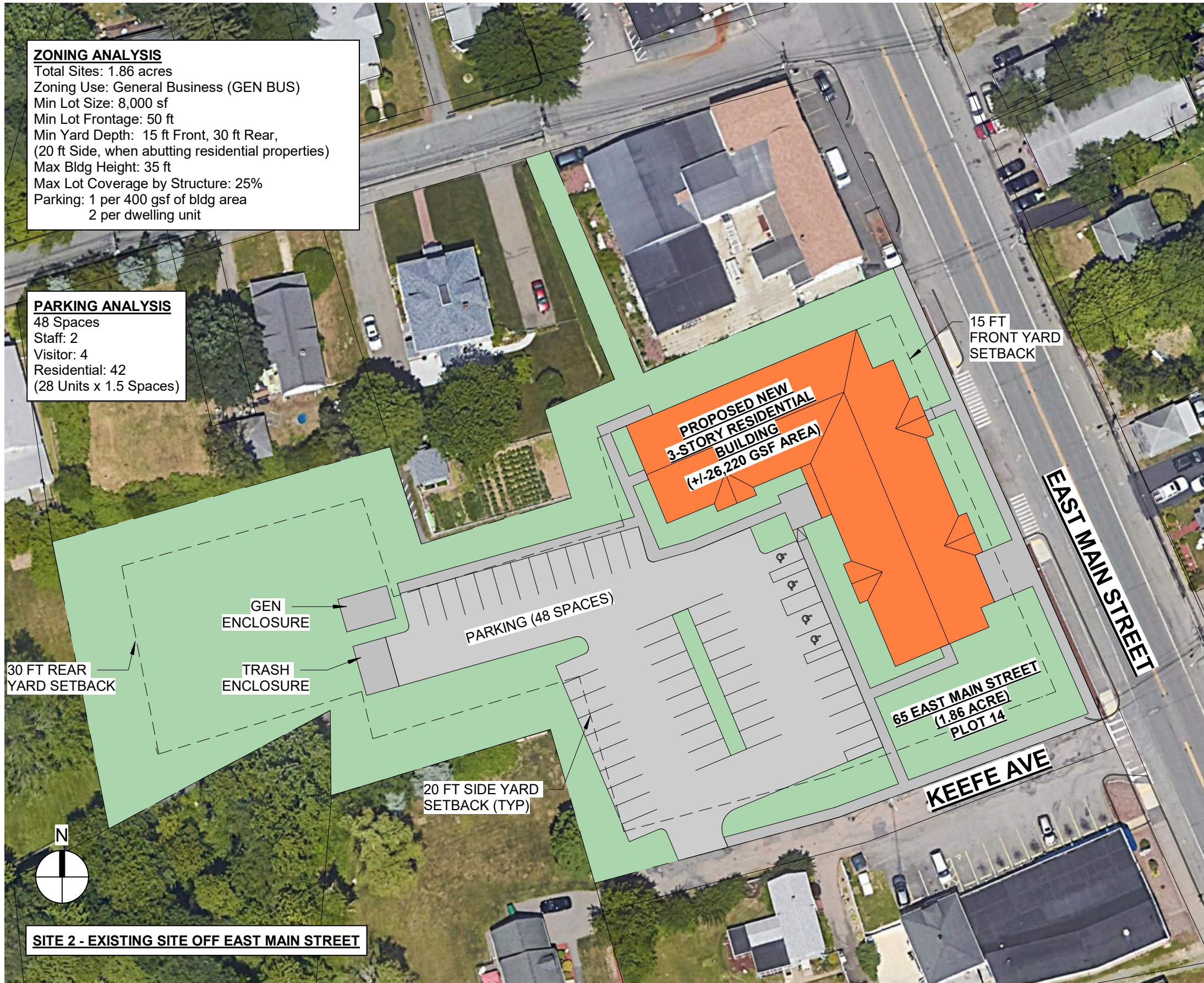
DBVW
ARCHITECTS

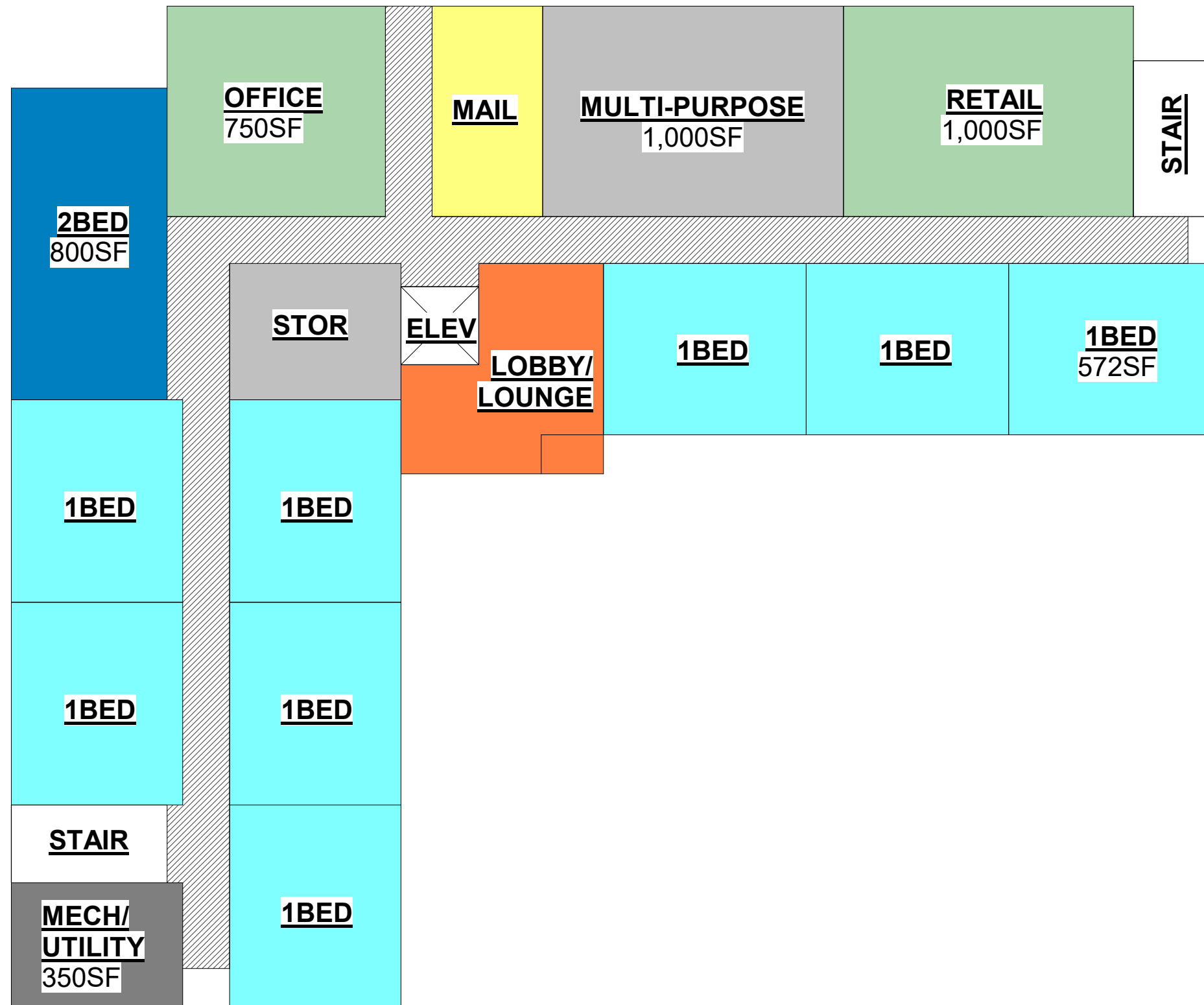


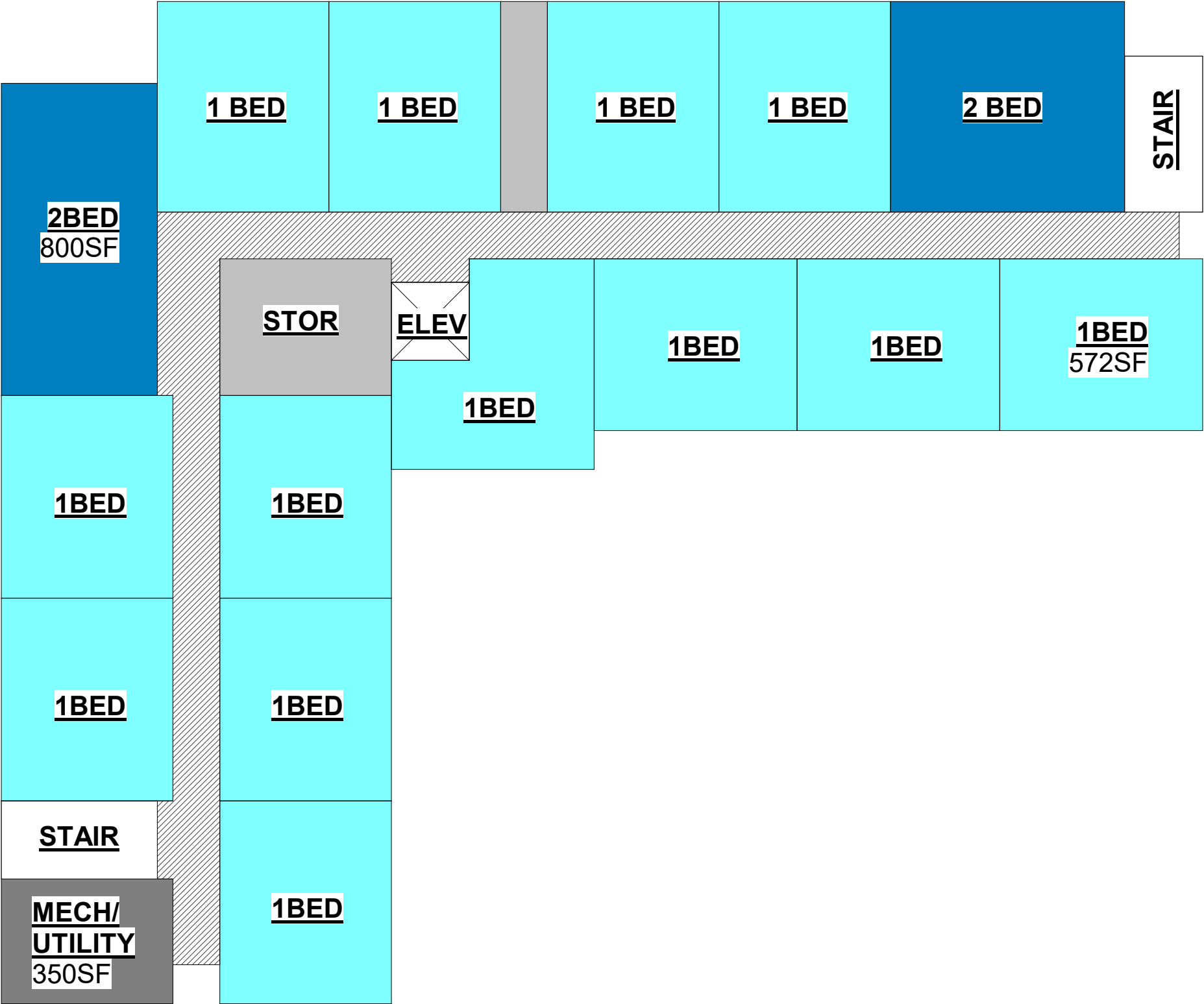
Avon Town Hall/Council on Aging

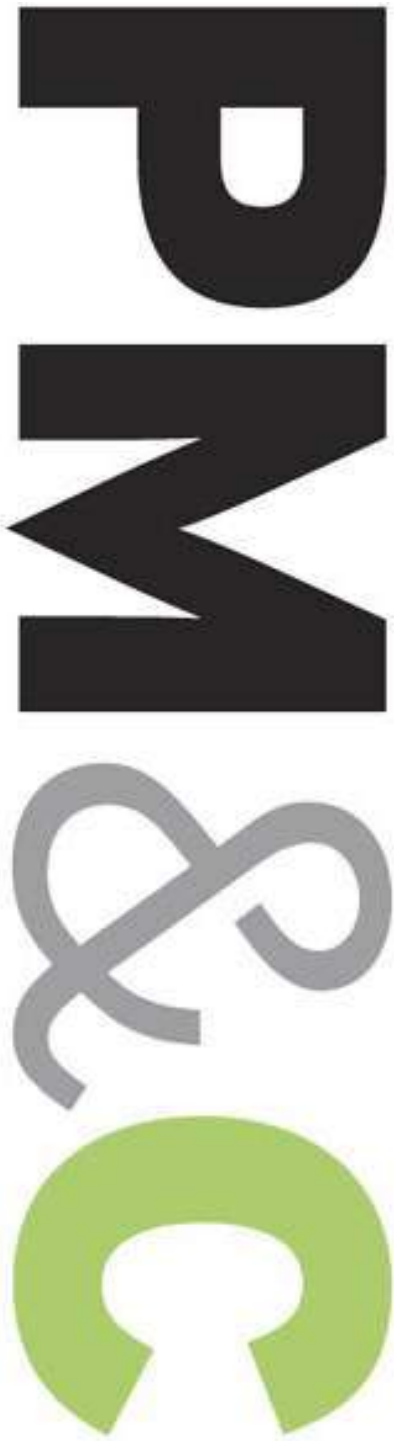
Avon, MA

SITE PLAN - EXISTING SITE
1/24/2024









Conceptual Estimate

**Avon Town Hall/Council on Aging
RENOVATION or REPLACEMENT**

Avon, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043
(T) 781-740-8007
(F) 781-740-1012

Prepared for:

DBVW Architects

January 24, 2024



Avon Town Hall/Council on Aging
OPTION 1 - RENOVATION OF EXISTING BUILDINGS
 Avon, MA

24-Jan-24

Conceptual Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
RENOVATION OPTION				
TOWN HALL - RENOVATION		11,627	\$443.25	\$5,153,621
COUNCIL ON AGING BUILDING - RENOVATION		4,239	\$491.11	\$2,081,805
HAZARDOUS MATERIALS				\$134,861
SITEWORK				\$1,019,756
SUB-TOTAL	Oct-25	15,866	\$528.81	\$8,390,043
DESIGN AND PRICING CONTINGENCY	15%			\$1,258,506
PHASING / TEMP OFFICE ALLOWANCE				\$350,000
ESCALATION TO START (Fall 2025)	7.00%			\$587,303
SUB-TOTAL				\$10,585,852
GENERAL CONDITIONS / GENERAL REQUIREMENTS	14	MTHS	\$90,000	\$1,260,000
SUB-TOTAL				\$11,845,852
BONDS	1.00%			\$118,459
INSURANCE	2.00%			\$236,917
PERMIT	1.00%			\$118,459
SUB-TOTAL				\$12,319,687
OVERHEAD + PROFIT	3.5%			\$431,189
SUBTOTAL OF ALL CONSTRUCTION		15,866	\$803.66	\$12,750,876
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Oct-25	15,866	\$803.66	\$12,750,876



Avon Town Hall/Council on Aging

OPTION 1 - RENOVATION OF EXISTING BUILDINGS

Avon, MA

24-Jan-24

Conceptual Estimate

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This estimate includes all direct construction costs, General Contractors overhead, fee and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be public bidding under Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufactures.

The estimate is based on prevailing wage rates for construction in this market and 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.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

- Land acquisition, feasibility, and financing costs
- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency
- Contaminated soils removal



Avon Town Hall/Council on Aging
 OPTION 2 - NEW TOWN HALL
 Avon, MA

24-Jan-24

Conceptual Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
NEW BUILDING OPTION - based on Option 1				
NEW TOWN HALL		23,505	\$446.54	\$10,495,853
DEMOLISH EXISTING RESIDENTIAL BUILDINGS		6,199	\$8.50	\$52,692
HAZARDOUS MATERIALS				TBD
SITework				\$2,308,068
<hr/>				
SUB-TOTAL	Oct-25	23,505	\$546.97	\$12,856,613
DESIGN AND PRICING CONTINGENCY	15%			\$1,928,492
PHASING / TEMP OFFICE ALLOWANCE				NR
ESCALATION TO START (Fall 2025)	7.00%			\$899,963
<hr/>				
SUB-TOTAL				\$15,685,068
GENERAL CONDITIONS / GENERAL REQUIREMENTS	13	MTHS	\$90,000	\$1,170,000
<hr/>				
SUB-TOTAL				\$16,855,068
BONDS	1.00%			\$168,551
INSURANCE	2.00%			\$337,101
PERMIT	1.00%			\$168,551
<hr/>				
SUB-TOTAL				\$17,529,271
OVERHEAD + PROFIT	3.5%			\$613,524
<hr/>				
SUBTOTAL OF ALL CONSTRUCTION		23,505	\$771.87	\$18,142,795
OWNER CONTINGENCY				Excluded
TOTAL OF ALL CONSTRUCTION	Oct-25	23,505	\$771.87	\$18,142,795



Avon Town Hall/Council on Aging

OPTION 2 - NEW TOWN HALL

Avon, MA

24-Jan-24

Conceptual Estimate

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- All professional fees and insurance
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- All Furnishings, Fixtures and Equipment
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items as indicated in the estimate
- Utility company back charges, including work required off-site
- Work to City streets and sidewalks, (except as noted in this estimate)
- Construction contingency
- Contaminated soils removal



Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA 11,627

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
Town Hall Renovation					
A10 FOUNDATIONS					
A1010	Standard Foundations	\$0			
A1020	Special Foundations	\$0			
A1030	Lowest Floor Construction	\$174,405	\$174,405	\$15.00	3.4%
B10 SUPERSTRUCTURE					
B1010	Upper Floor Construction	\$0			
B1020	Roof Construction	\$110,453	\$110,453	\$9.50	2.1%
B20 EXTERIOR CLOSURE					
B2010	Exterior Walls	\$386,850			
B2020	Windows	\$212,611			
B2030	Exterior Doors	\$19,071	\$618,532	\$53.20	12.0%
B30 ROOFING					
B3010	Roof Coverings	\$542,118			
B3020	Roof Openings	\$4,500	\$546,618	\$47.01	10.6%
C10 INTERIOR CONSTRUCTION					
C1010	Partitions	\$394,570			
C1020	Interior Doors	\$116,304			
C1030	Specialties/Millwork	\$133,131	\$644,005	\$55.39	12.5%
C20 STAIRCASES					
C2010	Stair Construction	\$0			
C2020	Stair Finishes	\$0	\$0	\$0.00	0.0%
C30 INTERIOR FINISHES					
C3010	Wall Finishes	\$170,377			
C3020	Floor Finishes	\$199,825			
C3030	Ceiling Finishes	\$110,803	\$481,005	\$41.37	9.3%
D10 CONVEYING SYSTEMS					
D1010	Elevator	\$0	\$0	\$0.00	0.0%
D13 SPECIAL CONSTRUCTION					
D1313	Special Construction	\$230,000	\$230,000	\$19.78	4.5%
D20 PLUMBING					
D20	Plumbing	\$328,516	\$328,516	\$28.25	6.4%
D30 HVAC					



Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA 11,627

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Town Hall Renovation				
D30 HVAC	\$904,000	\$904,000	\$77.75	17.5%
D40 FIRE PROTECTION				
D40 Fire Protection	\$140,457	\$140,457	\$12.08	2.7%
D50 ELECTRICAL				
D5010 Service & Distribution	\$310,338			
D5020 Lighting & Power	\$223,820			
D5030 Communication & Security Systems	\$171,499			
D5040 Other Electrical Systems	\$34,881	\$740,538	\$63.69	14.4%
E10 EQUIPMENT				
E10 Equipment	\$2,000	\$2,000	\$0.17	0.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$47,975			
E2020 Movable Furnishings	NIC	\$47,975	\$4.13	0.9%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$185,117			
F2020 Hazardous Components Abatement		\$185,117	\$15.92	3.6%
TOTAL DIRECT COST (Trade Costs)		\$5,153,621	\$443.25	100.0%



Conceptual Estimate

GFA 11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation

GROSS FLOOR AREA CALCULATION AT NEW

First Floor 11,627

TOTAL GROSS FLOOR AREA (GFA) 11,627 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

No work in this section

SUBTOTAL -

A1020 SPECIAL FOUNDATIONS

No work in this section

SUBTOTAL

A1030 LOWEST FLOOR CONSTRUCTION

Replace SOG due to MEP

11,627 sf 15.00 174,405 174,405

SUBTOTAL

TOTAL - FOUNDATIONS \$174,405

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No work in this section

SUBTOTAL

A2020 BASEMENT WALLS

No work in this section

SUBTOTAL -

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

No work in this section

SUBTOTAL -

B1020 ROOF CONSTRUCTION

Reinforce existing steel truss roof

11,627 gsf 7.50 87,203

1-1/2" galvanized metal roof deck

2,325 sf 10.00 23,250

110,453

TOTAL - SUPERSTRUCTURE \$110,453

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

4,366 SF -

042000 MASONRY



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation

57		CMU, ETR, remove unused anchors, clean and prepare for cladding	1,933	sf	10.00	19,330	
58		Infill CMU wall at door	147	sf	60.00	8,820	
59		Brick, ETR, remove unused anchors, clean and repoint	2,433	sf	36.00	87,588	
60		Brick, premium for repair/replace damaged	24	sf	200.00	4,800	
61							
62	052000	MISC. METALS					
63		Misc. metals at exterior walls	1,933	sf	0.75	1,450	
64							
65	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
66		Air/Vapor barrier to exterior wall	1,933	sf	10.00	19,330	
67		Air/Vapor barrier at exterior opes	599	lf	8.50	5,092	
68		Miscellaneous sealants	1,933	sf	0.50	967	
69							
70	076400	CLADDING					
71		Clad CMU w/cement fiber panels on metal channels	1,933	sf	55.00	106,315	
72							
73	072100	THERMAL INSULATION					
74		Spray foam insulation	4,366	sf	6.50	28,379	
75		Insulation at window openings	599	lf	4.00	2,396	
76							
77	092900	GYPSUM BOARD ASSEMBLIES					
78		Furring to CMU	4,366	sf	9.50	41,477	
79		GWB lining	4,366	sf	4.50	19,647	
80		Premium level 4 finish	4,366	sf	1.75	7,641	
81							
82		Miscellaneous					
83		Scaffold/staging to exterior walls	5,603	sf	6.00	33,618	
84		SUBTOTAL					386,850
85							
86	B2020	WINDOWS	1,237	SF			
87							
88	061000	ROUGH CARPENTRY					
89		Wood blocking at exterior opes	599	lf	14.00	8,386	
90							
91	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
92		Backer rod & sealant at exterior opes	599	lf	10.00	5,990	
93							
94	080001	METAL WINDOWS					
95		Windows/Storefront	117	sf	155.00	18,135	
96		Aluminum storefront	1,120	sf	155.00	173,600	
97							
98	089000	LOUVERS					
99		Louvers - allow	50	sf	80.00	4,000	
100							
101	101400	SIGNAGE					
102		Building signage allowance	1	ls	2,500.00	2,500	
103		SUBTOTAL					212,611
104							
105	B2030	EXTERIOR DOORS					
106	061000	ROUGH CARPENTRY					
107		Wood blocking at door openings	51	lf	11.00	561	
108							



Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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Town Hall Renovation

079200 JOINT SEALANTS

Backer rod & sealant to exterior doors

51

lf

10.00

510

084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

Glazed aluminum entrance doors including frame and hardware; single

3

ea

6,000.00

18,000

SUBTOTAL

19,071

TOTAL - EXTERIOR CLOSURE

\$618,532

B30 ROOFING

B3010 ROOF COVERINGS

13,748

SF

-

061000 ROUGH CARPENTRY

Rough blocking

13,748

sf

0.50

6,874

070002 ROOFING AND FLASHING

Roofing Demolition

Remove flat roofing systems incl all trims, flashings

11,627

sf

3.00

34,881

Remove asphalt pitched section at perimeter

2,121

sf

2.50

5,303

Premium for removing existing perimeter, flashing/blocking , etc.

513

lf

10.00

5,130

Temp roofing allowance

11,627

sf

2.00

NR

PVC Flat Roof

PVC roof membrane

11,627

sf

15.00

174,405

High density coverboard

11,627

sf

3.50

40,695

Tapered Insulation, 6"

11,627

sf

8.00

93,016

Self-Adhered Vapor Retarder

11,627

sf

1.50

17,441

Asphalt Shingle Roof System

Glass-mat roof sheathing

2,121

sf

4.00

8,484

Continuous air-barrier membrane

2,121

sf

5.00

10,605

Rigid roof insulation (8" rigid)

2,121

sf

9.00

19,089

Roof underlayment

2,121

sf

1.00

2,121

Asphalt shingle roof, sloped

2,121

sf

14.00

29,694

Miscellaneous Roofing

Perim detail, flat

139

lf

30.00

4,170

Perim detail, pitched incl 3' soffit

374

lf

105.00

39,270

Flash at new/extg junct

374

lf

25.00

9,350

Walkway pads - allow

581

sf

15.00

8,715

Aluminum gutter and downspouts at sloped roofs

374

lf

35.00

13,090

Aluminum RWL

120

lf

15.00

1,800

Flash at RD

8

ea

100.00

800

Miscellaneous roof sealants & flashings

13,748

sf

1.25

17,185

SUBTOTAL

542,118

B3020 ROOF OPENINGS

Roof hatch including access ladder

1

ea

4,500.00

4,500

Skylight, NR

1

ea

NR

SUBTOTAL

4,500

TOTAL - ROOFING

\$546,618



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

061000 ROUGH CARPENTRY

Wood blocking at interiors	11,627	gsf	1.00	11,627
Rough blocking	2,154	lf	4.00	8,616

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants at partitions	10,896	sf	0.65	7,082
--------------------------------------	--------	----	------	-------

080001 METAL WINDOWS

Interior storefront	225	sf	135.00	30,375
Interior window	64	sf	115.00	7,360
Transaction windows	3	ea	4,500.00	13,500

092900 GYPSUM BOARD ASSEMBLIES

2# 7/8" furring + 5/8" gwb to each side of extg cmu	1,308	sf	19.00	24,852
Standard, partition	10,548	sf	17.12	180,582
Plumb wall - 2# studs, insulation in each, 5/8" gwb o.s.	348	sf	29.00	10,092
Furring + 5/8" gwb to cols	720	sf	14.00	10,080
Premium level 4 finish	21,648	sf	1.75	37,884
Premium for fire rating	1,582	sf	3.00	4,746
Premium for cement bd	864	sf	4.00	3,456

102228 OPERABLE PARTITIONS

Modernfold operable partition in Large Meeting room, 9' 4" high (1 loc)	38	lf	1,166.25	44,318
---	----	----	----------	--------

SUBTOTAL 394,570

C1020 INTERIOR DOORS

061000 ROUGH CARPENTRY

Wood blocking at openings	706	lf	4.00	2,824
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070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Backer rod & double sealant	706	lf	5.00	3,530
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081400 WOOD DOORS + FRAMES

Frames, single	38	ea	350.00	13,300
Frames, double	3	ea	450.00	1,350
Wood door	44	leaf	650.00	28,600
Vault door	1	ea		incl w/vault
Premium for vision panel	8	leaf	275.00	2,200
Premium for fire rated doors	5	leaf	200.00	1,000

083110 ACCESS DOORS AND FRAMES

Access doors	1	ls	2,500.00	2,500
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084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

<u>Aluminum door, frame & hardware</u>				
Single leaf	2	ea	6,000.00	12,000

087100 DOOR HARDWARE

Hardware	44	leaf	950.00	41,800
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Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

090007 PAINTING

Finish doors and frames, SL

39

ea

160.00

6,240

Finish doors and frames, DL

3

ea

320.00

960

SUBTOTAL

116,304

C1030 SPECIALTIES / MILLWORK

055000 MISCELLANEOUS METALS

Miscellaneous metals throughout building

11,627

sf

2.00

23,254

061000 ROUGH CARPENTRY

Backer panels in electrical closets

1

ls

1,500.00

1,500

064020 INTERIOR ARCHITECTURAL WOODWORK

Window sill

20

lf

60.00

1,200

Board of selectmen desk

1

ls

50,000.00

50,000

Reception desk allow

1

ls

7,500.00

7,500

070001 WATERPROOFING, DAMPPROOFING AND CAULKING

Miscellaneous sealants throughout building

11,627

sf

1.50

17,441

101100 VISUAL DISPLAY SURFACES

Marker boards

128

sf

22.00

2,816

Tackboards

96

sf

20.00

1,920

101400 DISPLAY CASES

Display case allowance

1

ls

2,500.00

2,500

101400 SIGNAGE

Building directory

1

loc

3,000.00

3,000

Room Signs

41

loc

150.00

6,150

102610 CORNER GUARDS

Corner guards

1

ls

NR

102110 TOILET COMPARTMENTS

ADA

2

ea

1,800.00

3,600

Standard

2

ea

1,600.00

3,200

102800 TOILET ACCESSORIES

WC, gang w/3# fixtures

2

rms

2,100.00

4,200

WC, single

2

rms

1,575.00

3,150

Janitors

1

rms

300.00

300

104400 FIRE PROTECTION SPECIALTIES

Fire extinguisher cabinets

4

ea

350.00

1,400

105113 LOCKERS

Lockers

NR

SUBTOTAL

133,131

TOTAL - INTERIOR CONSTRUCTION

\$644,005



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

No work in this section

SUBTOTAL

-

C2020 STAIR FINISHES

No work in this section

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

064020 INTERIOR ARCHITECTURAL WOODWORK

Chair rail, w/ vert battens at 4' o.c.

653

sf

35.00

22,855

Wood wainscot

1,280

sf

65.00

83,200

090002 TILE

Wall tile at bathroom walls

864

sf

36.00

31,104

097700 FRP IMPACT PANELS

FRP - janitor's closets

50

sf

14.00

700

090007 PAINTING

Paint to GWB

26,014

sf

1.25

32,518

SUBTOTAL

170,377

C3020 FLOOR FINISHES

090002 TILE

Ceramic tile

405

sf

40.00

16,200

Porcelain tile

2,088

sf

42.00

87,696

Ceramic tile base

162

lf

26.00

4,212

090005 RESILIENT FLOORS

Sheet vinyl

1,916

sf

7.50

14,370

Resilient Base

2,481

lf

3.00

7,443

Moisture mitigation/floor prep

7,487

sf

4.50

33,692

096810 TILE CARPETING

Carpet tile

5,571

sf

6.50

36,212

SUBTOTAL

199,825

C3030 CEILING FINISHES

090003 ACOUSTICAL TILE

ACT

6,581

sf

7.50

49,358

ACT, WC

405

sf

8.00

7,163

090007 PAINTING



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

324	Paint to GWB	3,244	sf	1.50	4,866		
325							
326	092900 GYPSUM BOARD ASSEMBLIES						
327	GWB ceiling	2,744	sf	14.00	38,416		
328	GWB soffits - horizontal	250	sf	22.00	5,500		
329	GWB soffits - vertical	250	sf	22.00	5,500		
330	SUBTOTAL					110,803	
331							
332	TOTAL - INTERIOR FINISHES						481,005

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

No work in this section

SUBTOTAL

-

TOTAL - CONVEYING SYSTEMS

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

Vault complete, allow

1

ls

230,000.00

230,000

SUBTOTAL

\$230,000

TOTAL - SPECIAL CONSTRUCTION

\$230,000

D20 PLUMBING

D20 PLUMBING, GENERALLY

Equipment

Plumbing equipment, including water heater, pumps, etc.

11,627

sf

2.00

23,254

Grease trap for kitchen waste

1

ea

7,500.00

7,500

Plumbing Fixtures

Water Closet

2

ea

1,550.00

3,100

Water Closet, ADA

5

ea

1,600.00

8,000

Urinal

1

ea

2,700.00

2,700

Lavatory

7

ea

1,100.00

7,700

Janitor sink

1

ea

1,300.00

1,300

Sink, kitchen

1

ea

1,200.00

1,200

Bi-level water cooler, allow

1

ea

4,500.00

4,500

Floor drain

2

ea

550.00

1,100

Roof/overflow drain

8

ea

550.00

4,400

Kitchen equipment rough-in

1

ls

7,500.00

7,500

Domestic Water Piping

Copper pipe type L with fittings & hangers

11,627

sf

7.50

87,203

Pipe insulation

Pipe insulation

11,627

sf

4.00

46,508

Sanitary Waste And Vent Pipe w/ Hangers

Cast iron pipe with fittings & hangers, modify / update

11,627

sf

6.50

75,576

Storm Drainage, Hubless Cast Iron Pipe

Cast iron pipe with fittings & hangers

11,627

sf

1.50

17,441



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

Natural Gas Piping

Natural gas pipe with fittings & hangers **11,627** sf 1.00 11,627

Miscellaneous

Cut and cap existing for removal by GC **1** ls 2,906.75 2,907

Testing, Coring, sleeves & fire stopping, etc. **1** ls 15,000.00 15,000

SUBTOTAL 328,516

TOTAL - PLUMBING

\$328,516

D30 HVAC

D30 HVAC, GENERALLY

Equipment, Ductwork, Pipework, Etc.

New VRF system with ERV ventilation **11,627** sf 65.00 755,755

Controls

Automatic temperature controls, DDC **11,627** sf 6.50 75,576

Balancing

System testing & balancing **11,627** sf 0.75 8,720

Miscellaneous

Cut and cap existing for removal by GC **1** ls 11,627.00 11,627

Commissioning support, testing, shop drawings, coring, etc. **11,627** sf 4.50 52,322

SUBTOTAL 904,000

TOTAL - HVAC

\$904,000

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

Equipment & valves

New fire service **1** ls 30,000.00 30,000

Fire pump **1** ea Excluded

Piping & Heads

Sprinkler heads with piping **11,627** sf 8.00 93,016

Miscellaneous

Cut and cap existing for removal by GC **11,627** ls 0.50 5,814

System testing and flushing, coring, shop drawings, etc. **11,627** sf 1.00 11,627

Fees & permits Waived

SUBTOTAL 140,457

TOTAL - FIRE PROTECTION

\$140,457

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal & Emergency Power

Upgrade electrical service, panelboards and distribution **11,627** sf 10.00 116,270

Emergency generator & service **1** ls 165,000.00 165,000

Equipment Wiring

HVAC equipment **1** ls 23,254.00 23,254

Other equipment **1** ls 5,813.50 5,814



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

429 SUBTOTAL 310,338

D5020 LIGHTING & POWER

Lighting & Branch Power

433 Lighting allowance (LED) 11,627 sf 9.00 104,643

Lighting controls

435 Lighting controls, local, daylight sensing and dimming 11,627 sf 3.00 34,881

Branch devices

437 Branch devices 11,627 sf 0.75 8,720

Lighting and branch circuitry

439 Branch & lighting circuitry 11,627 sf 6.50 75,576

440 SUBTOTAL 223,820

D5030 COMMUNICATION & SECURITY SYSTEMS

Fire Alarm

444 Fire alarm system 11,627 sf 5.00 58,135

Telephone/Data/CATV

446 Telecommunications rough in & devices and cabling 11,627 sf 5.50 63,949

Security System

448 New Security system including intrusion detection, card access and CCTV 11,627 sf 4.00 46,508

Master Clock/PA System

446 Master Clock/PA System 11,627 sf 3.50 NR

Sound System

448 Gathering Spaces 1 ls 25,000.00 NR

Bi-Directional Amplification System

450 BDA system 11,627 sf 0.75 NR

Audio/Visual

452 AV rough-in and power to community rooms (devices and cabling by other) 11,627 sf 0.25 2,907

453 SUBTOTAL 171,499

D5040 OTHER ELECTRICAL SYSTEMS

Miscellaneous

457 Cut and cap existing for removal by GC 1 ls 5,813.50 5,814

458 Lightning protection 11,627 sf 1.00 11,627

459 Temp power and lights 11,627 sf 0.75 8,720

460 Commissioning support, shop drawings, testing, labelling etc. 11,627 sf 0.75 8,720

461 Fees & Permits 1 ls Waived

462 SUBTOTAL 34,881

464 **TOTAL - ELECTRICAL \$740,538**

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

111250 PROJECTION SCREENS

472 Electrically operated screen 1 ea 12,000.00 NR

113100 APPLIANCES

475 Refrigerator 1 ea 1,500.00 1,500

476 Microwave 1 ea 500.00 500



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

114000 FOOD SERVICE EQUIPMENT

Food service equipment to commercial kitchen

1 ea 95,000.00 NR

SUBTOTAL

2,000

TOTAL - EQUIPMENT

\$2,000

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Horizontal blinds at interior glazing

NR

Roller shades at exterior glazing

1,237 sf 10.00 12,370

123553 CASEWORK

Base cabinet kitchen

26 lf 475.00 12,350

Wall cabinet, kitchen

23 lf 300.00 6,900

Bathroom countertop

13 lf 275.00 3,575

Allow for additional casework

1 ls 7,500.00 7,500

124810 ENTRANCE FLOOR MAT AND FRAMES

Entry mats & frames

96 sf 55.00 5,280

SUBTOTAL

47,975

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL

NIC

TOTAL - FURNISHINGS

\$47,975

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

Structural

SOG for new MEP, allow

11,627 sf 6.00 69,762

Entrance ramp

142 sf 7.50 1,065

Roof deck

2,325 sf 4.00 9,300

Envelope

Exterior wall for door, SL

1 ea 450.00 450

Exterior wall, for window 3' 3" x 6'

6 ea 450.00 2,700

Door, SL

13 ea 100.00 1,300

Storefront

1,105 sf 6.00 6,630

Roof finish

see roofing

Interior Const

Partition

10,344 sf 2.00 20,688

Strip gwb/plaster from existing wall, b.s.

1,308 sf 4.00 5,232

Partition, masonry

2,280 sf 3.50 7,980

Partition, masonry, ope, DL

1 ea 450.00 450

Partition, masonry, ope, SL

4 ea 350.00 1,400

Vault complete, allow

1 ls 1,500.00 1,500

Door, SL

40 ea 100.00 4,000

Door, DL

1 ea 150.00 150



Conceptual Estimate

GFA

11,627

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Town Hall Renovation

Furnishings, Fittings and Equipment

Casework, etc.

1

ls

2,500.00

2,500

Equipment & loose furniture, movable by owner

1

ea

Excluded

MEP Demolition

Plumbing fixture

8

ea

Incl w/below

Remove MEP (cut and cap included in trades)

11,627

sf

1.50

17,441

General

General gut/Miscellaneous demolition (finishes, etc.)

11,627

sf

2.00

23,254

Temporary screens/barriers

1

ls

500.00

500

Remove off site

1

ls

8,815.10

8,815

SUBTOTAL

185,117

F2020 HAZARDOUS COMPONENTS ABATEMENT

HazMat allowance - By Owner

See Summary

SUBTOTAL

TOTAL - SELECTIVE BUILDING DEMOLITION

\$185,117



Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA 4,239

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Council on Aging Renovation				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$0			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$63,585	\$63,585	\$15.00	3.1%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$0			
B1020 Roof Construction	\$40,273	\$40,273	\$9.50	1.9%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$258,442			
B2020 Windows	\$63,076			
B2030 Exterior Doors	\$38,142	\$359,660	\$84.85	17.3%
B30 ROOFING				
B3010 Roof Coverings	\$240,488			
B3020 Roof Openings	\$4,500	\$244,988	\$57.79	11.8%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$145,107			
C1020 Interior Doors	\$51,332			
C1030 Specialties/Millwork	\$32,800	\$229,239	\$54.08	11.0%
C20 STAIRCASES				
C2010 Stair Construction	\$0			
C2020 Stair Finishes	\$0	\$0	\$0.00	0.0%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$119,824			
C3020 Floor Finishes	\$57,939			
C3030 Ceiling Finishes	\$47,186	\$224,949	\$53.07	10.8%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$0	\$0	\$0.00	0.0%
D13 SPECIAL CONSTRUCTION				
D1313 Special Construction	\$0			
D20 PLUMBING				
D20 Plumbing	\$139,689	\$139,689	\$32.95	6.7%
D30 HVAC				



Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA 4,239

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
Council on Aging Renovation				
D30 HVAC	\$329,583	\$329,583	\$77.75	15.8%
D40 FIRE PROTECTION				
D40 Fire Protection	\$70,271	\$70,271	\$16.58	3.4%
D50 ELECTRICAL				
D5010 Service & Distribution	\$72,988			
D5020 Lighting & Power	\$81,601			
D5030 Communication & Security Systems	\$62,526			
D5040 Other Electrical Systems	\$10,598	\$227,713	\$53.72	10.9%
E10 EQUIPMENT				
E10 Equipment	\$62,000	\$62,000	\$14.63	3.0%
E20 FURNISHINGS				
E2010 Fixed Furnishings	\$22,370			
E2020 Movable Furnishings	NIC	\$22,370	\$5.28	1.1%
F20 HAZMAT REMOVALS				
F2010 Building Elements Demolition	\$67,485			
F2020 Hazardous Components Abatement		\$67,485	\$15.92	3.2%
TOTAL DIRECT COST (Trade Costs)		\$2,081,805	\$491.11	100.0%



Conceptual Estimate

GFA 4,239

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Council on Aging Renovation

GROSS FLOOR AREA CALCULATION AT NEW

First Floor 4,239

TOTAL GROSS FLOOR AREA (GFA) 4,239 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

No work in this section

SUBTOTAL

-

A1020 SPECIAL FOUNDATIONS

No work in this section

SUBTOTAL

A1030 LOWEST FLOOR CONSTRUCTION

Replace SOG due to MEP

4,239 sf 15.00 63,585

SUBTOTAL

63,585

TOTAL - FOUNDATIONS

\$63,585

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

No work in this section

SUBTOTAL

A2020 BASEMENT WALLS

No work in this section

SUBTOTAL

-

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

No work in this section

SUBTOTAL

-

B1020 ROOF CONSTRUCTION

Reinforce existing steel truss roof

4,239 gsf 7.50 31,793

1-1/2" galvanized metal roof deck

848 sf 10.00 8,480

40,273

TOTAL - SUPERSTRUCTURE

\$40,273

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

3,177 SF

-



Avon Town Hall/Council on Aging
Renovation
Avon, MA

24-Jan-24

Conceptual Estimate

GFA

4,239

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
-------------	-------------	-----	------	--------------	---------------	--------------	---------------

Council on Aging Renovation

56	042000	MASONRY					
57		CMU, ETR, remove unused anchors, clean and prepare for cladding	945	sf	10.00	9,450	
58		Infill CMU wall at door	105	sf	60.00	6,300	
59		Brick, ETR, remove unused anchors, clean and repoint	2,232	sf	36.00	80,352	
60		Brick, premium for repair/replace damaged	22	sf	200.00	4,400	
61							
62	052000	MISC. METALS					
63		Misc. metals at exterior walls	945	sf	0.75	709	
64							
65	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
66		Air/Vapor barrier to exterior wall	945	sf	10.00	9,450	
67		Air/Vapor barrier at exterior opes	289	lf	8.50	2,457	
68		Miscellaneous sealants	945	sf	0.50	473	
69							
70	076400	CLADDING					
71		Clad CMU w/cement fiber panels on metal channels	945	sf	55.00	51,975	
72							
73	072100	THERMAL INSULATION					
74		Spray foam insulation	3,177	sf	6.50	20,651	
75		Insulation at window openings	289	lf	4.00	1,156	
76							
77	092900	GYPSUM BOARD ASSEMBLIES					
78		Furring to CMU	3,177	sf	9.50	30,182	
79		GWB lining	3,177	sf	4.50	14,297	
80		Premium level 4 finish	3,177	sf	1.75	5,560	
81							
82		Miscellaneous					
83		Scaffold/staging to exterior walls	3,505	sf	6.00	21,030	
84		SUBTOTAL					258,442
85							
86	B2020	WINDOWS	328	SF			
87							
88	061000	ROUGH CARPENTRY					
89		Wood blocking at exterior opes	289	lf	14.00	4,046	
90							
91	070001	WATERPROOFING, DAMPPROOFING AND CAULKING					
92		Backer rod & sealant at exterior opes	289	lf	10.00	2,890	
93							
94	080001	METAL WINDOWS					
95		Windows/Storefront	39	sf	155.00	6,045	
96		Aluminum storefront	289	sf	155.00	44,795	
97							
98	089000	LOUVERS					
99		Louvers - allow	35	sf	80.00	2,800	
100							
101	101400	SIGNAGE					
102		Building signage allowance	1	ls	2,500.00	2,500	
103		SUBTOTAL					63,076
104							
105	B2030	EXTERIOR DOORS					



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Council on Aging Renovation

061000 ROUGH CARPENTRY

Wood blocking at door openings

102

lf

11.00

1,122

079200 JOINT SEALANTS

Backer rod & sealant to exterior doors

102

lf

10.00

1,020

084110 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

Glazed aluminum entrance doors including frame and hardware; single

6

ea

6,000.00

36,000

SUBTOTAL

38,142

TOTAL - EXTERIOR CLOSURE

\$359,660

B30 ROOFING

B3010 ROOF COVERINGS

5,594

SF

-

061000 ROUGH CARPENTRY

Rough blocking

5,594

sf

0.50

2,797

070002 ROOFING AND FLASHING

Roofing Demolition

Remove flat roofing systems incl all trims, flashings

4,239

sf

3.00

12,717

Remove asphalt pitched section at perimeter

1,355

sf

2.50

3,388

Premium for removing existing perimeter, flashing/blocking, etc.

341

lf

10.00

3,410

Temp roofing allowance

4,239

sf

2.00

NR

PVC Flat Roof

PVC roof membrane

4,239

sf

15.00

63,585

High density coverboard

4,239

sf

3.50

14,837

Tapered Insulation, 6"

4,239

sf

8.00

33,912

Self-Adhered Vapor Retarder

4,239

sf

1.50

6,359

Asphalt Shingle Roof System

Glass-mat roof sheathing

1,355

sf

4.00

5,420

Continuous air-barrier membrane

1,355

sf

5.00

6,775

Rigid roof insulation (8" rigid)

1,355

sf

9.00

12,195

Roof underlayment

1,355

sf

1.00

1,355

Asphalt shingle roof, sloped

1,355

sf

14.00

18,970

Miscellaneous Roofing

Perim detail, flat

102

lf

30.00

3,060

Perim detail, pitched incl 3' soffit

239

lf

105.00

25,095

Flash at new/extg junct

239

lf

25.00

5,975

Walkway pads - allow

212

sf

15.00

3,180

Aluminum gutter and downspouts at sloped roofs

239

lf

35.00

8,365

Aluminum RWL

120

lf

15.00

1,800

Flash at RD

3

ea

100.00

300

Miscellaneous roof sealants & flashings

5,594

sf

1.25

6,993

SUBTOTAL

240,488

B3020 ROOF OPENINGS



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Council on Aging Renovation

155	Roof hatch including access ladder	1	ea	4,500.00	4,500		
156	Skylight, NR	1	ea		NR		
157	SUBTOTAL					4,500	
158							
159	TOTAL - ROOFING						\$244,988

C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

166	061000 ROUGH CARPENTRY						
167	Wood blocking at interiors	4,239	gsf	1.00	4,239		
168	Rough blocking	504	lf	4.00	2,016		
169							
170	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
171	Miscellaneous sealants at partitions	3,348	sf	0.65	2,176		
172							
173	080001 METAL WINDOWS						
174	Interior storefront	81	sf	135.00	10,935		
175	Kitchen hatch	1	ea	2,500.00	2,500		
176							
177	092900 GYPSUM BOARD ASSEMBLIES						
178	2# 7/8" furring + 5/8" gwb to each side of extg cmu	900	sf	19.00	17,100		
179	Standard, partition	2,748	sf	19.00	52,212		
180	Standard, partition, o.s.	384	sf	14.50	5,568		
181	Plumb wall - 2# studs, insulation in each, 5/8" gwb o.s.	216	sf	29.00	6,264		
182	Premium level 4 finish	5,501	sf	1.75	9,627		
183	Premium for fire rating	412	sf	3.00	1,236		
184	Premium for cement bd	811	sf	4.00	3,244		
185							
186	102228 OPERABLE PARTITIONS						
187	Modernfold operable partition in COA Meeting room, 9' 4" high (1 loc)	24	lf	1,166.25	27,990		
188	SUBTOTAL					145,107	

C1020 INTERIOR DOORS

192	061000 ROUGH CARPENTRY						
193	Wood blocking at openings	298	lf	4.00	1,192		
194							
195	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
196	Backer rod & double sealant	298	lf	5.00	1,490		
197							
198	081400 WOOD DOORS + FRAMES						
199	Frames, single	14	ea	350.00	4,900		
200	Frames, double	3	ea	450.00	1,350		
201	Wood door	20	leaf	480.00	9,600		
202	Premium for half glazed	5	leaf	460.00	2,300		
203	Premium for fire rated doors	4	leaf	200.00	800		
204							
205	083110 ACCESS DOORS AND FRAMES						
206	Access doors	1	ls	1,500.00	1,500		



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084110	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS						
	<u>Aluminum door, frame & hardware</u>						
	Single leaf	1	ea	6,000.00	6,000		
087100	DOOR HARDWARE						
	Hardware	20	leaf	950.00	19,000		
090007	PAINTING						
	Finish doors and frames, SL	14	ea	160.00	2,240		
	Finish doors and frames, DL	3	ea	320.00	960		
	SUBTOTAL					51,332	
C1030	SPECIALTIES / MILLWORK						
055000	MISCELLANEOUS METALS						
	Miscellaneous metals throughout building	4,239	sf	2.00	8,478		
061000	ROUGH CARPENTRY						
	Backer panels in electrical closets	1	ls	1,500.00	1,500		
064020	INTERIOR ARCHITECTURAL WOODWORK						
	Reception desk allow	1	ls	9,000.00	NR		
070001	WATERPROOFING, DAMPPROOFING AND CAULKING						
	Miscellaneous sealants throughout building	4,239	sf	1.50	6,359		
101100	VISUAL DISPLAY SURFACES						
	Marker boards	64	sf	22.00	1,408		
	Tackboards	32	sf	20.00	640		
101400	DISPLAY CASES						
	Display case allowance	1	ls	1,500.00	1,500		
101400	SIGNAGE						
	Building directory	1	loc	2,000.00	2,000		
	Room Signs	17	loc	120.00	2,040		
102610	CORNER GUARDS						
	Corner guards	1	ls		NR		
102800	TOILET ACCESSORIES						
	WC, single	5	rms	1,575.00	7,875		
	Janitors	1	rms	300.00	300		
104400	FIRE PROTECTION SPECIALTIES						
	Fire extinguisher cabinets	2	ea	350.00	700		
105113	LOCKERS						
	Lockers					NR	
	SUBTOTAL					32,800	

TOTAL - INTERIOR CONSTRUCTION

\$229,239



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Council on Aging Renovation

C20 STAIRCASES

C2010 STAIR CONSTRUCTION

No work in this section

SUBTOTAL

-

C2020 STAIR FINISHES

No work in this section

SUBTOTAL

-

TOTAL - STAIRCASES

C30 INTERIOR FINISHES

C3010 WALL FINISHES

064020 INTERIOR ARCHITECTURAL WOODWORK

Chair rail, w/ vert battens at 4' o.c.

68

sf

35.00

2,380

Wood wainscot

1,180

sf

65.00

76,700

090002 TILE

Wall tile at bathroom walls

811

sf

36.00

29,196

097700 FRP IMPACT PANELS

FRP - janitor's closets

50

sf

14.00

700

090007 PAINTING

Paint to GWB

8,678

sf

1.25

10,848

SUBTOTAL

119,824

C3020 FLOOR FINISHES

090002 TILE

Ceramic tile

286

sf

40.00

11,440

Porcelain tile

150

sf

42.00

6,300

Ceramic tile base

152

lf

26.00

3,952

090005 RESILIENT FLOORS

Sheet vinyl

553

sf

7.50

4,148

Resilient Base

795

lf

3.00

2,385

Moisture mitigation/floor prep

3,028

sf

4.50

13,626

096810 TILE CARPETING

Carpet tile

2,475

sf

6.50

16,088

SUBTOTAL

57,939

C3030 CEILING FINISHES

090003 ACOUSTICAL TILE



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Council on Aging Renovation

315	ACT	2,139	sf	7.50	16,043		
316	ACT, WC	286	sf	8.00	7,163		
317							
318	090007 PAINTING						
319	Paint to GWB	1,289	sf	1.50	1,934		
320							
321	092900 GYPSUM BOARD ASSEMBLIES						
322	GWB ceiling	789	sf	14.00	11,046		
323	GWB soffits - horizontal	250	sf	22.00	5,500		
324	GWB soffits - vertical	250	sf	22.00	5,500		
325	SUBTOTAL					47,186	
326							
327	TOTAL - INTERIOR FINISHES						224,949
328							
329							
330	D10 CONVEYING SYSTEMS						
331							
332	D1010 ELEVATOR						
333	No work in this section						
334	SUBTOTAL					-	
335							
336	TOTAL - CONVEYING SYSTEMS						
337							
338	D13 SPECIAL CONSTRUCTION						
339							
340	D1313 SPECIAL CONSTRUCTION						
341	No work in this section						
342	SUBTOTAL						
343							
344	TOTAL - SPECIAL CONSTRUCTION						
345							
346	D20 PLUMBING						
347							
348	D20 PLUMBING, GENERALLY						
349	<u>Equipment</u>						
350	Plumbing equipment, including water heater, pumps, etc.	4,239	sf	2.00	8,478		
351	Grease trap for kitchen waste	1	ea	7,500.00	7,500		
352	<u>Plumbing Fixtures</u>						
353	Water Closet, ADA	5	ea	1,600.00	8,000		
354	Lavatory	5	ea	1,100.00	5,500		
355	Janitor sink	1	ea	1,300.00	1,300		
356	Sink, kitchen	1	ea	1,200.00	1,200		
357	Bi-level water cooler, allow	1	ea	4,500.00	4,500		
358	Floor drain	2	ea	550.00	1,100		
359	Roof/overflow drain	3	ea	550.00	1,650		
360	Kitchen equipment rough-in	1	ls	7,500.00	7,500		
361	<u>Domestic Water Piping</u>						
362	Copper pipe type L with fittings & hangers	4,239	sf	7.50	31,793		
363	<u>Pipe insulation</u>						
364	Pipe insulation	4,239	sf	4.00	16,956		



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Council on Aging Renovation

365	<u>Sanitary Waste And Vent Pipe w/ Hangers</u>						
366	Cast iron pipe with fittings & hangers, modify / update	4,239	sf	6.50	27,554		
367	<u>Storm Drainage, Hubless Cast Iron Pipe</u>						
368	Cast iron pipe with fittings & hangers	4,239	sf	1.50	6,359		
369	<u>Natural Gas Piping</u>						
370	Natural gas pipe with fittings & hangers	4,239	sf	1.00	4,239		
371	<u>Miscellaneous</u>						
372	Cut and cap existing for removal by GC	1	ls	1,059.75	1,060		
373	Testing, Coring, sleeves & fire stopping, etc.	1	ls	5,000.00	5,000		
374	SUBTOTAL					139,689	

376	TOTAL - PLUMBING						\$139,689
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D30 HVAC

381	D30 HVAC, GENERALLY						
382	<u>Equipment, Ductwork, Pipework, Etc.</u>						
383	New VRF system with ERV ventilation	4,239	sf	65.00	275,535		
384	<u>Controls</u>						
385	Automatic temperature controls, DDC	4,239	sf	6.50	27,554		
386	<u>Balancing</u>						
387	System testing & balancing	4,239	sf	0.75	3,179		
388	<u>Miscellaneous</u>						
389	Cut and cap existing for removal by GC	1	ls	4,239.00	4,239		
390	Commissioning support, testing, shop drawings, coring, etc.	4,239	sf	4.50	19,076		
391	SUBTOTAL					329,583	

393	TOTAL - HVAC						\$329,583
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D40 FIRE PROTECTION

398	D40 FIRE PROTECTION, GENERALLY						
399	<u>Equipment & valves</u>						
400	New fire service	1	ls	30,000.00	30,000		
401	Fire pump	1	ea		Excluded		
402	<u>Piping & Heads</u>						
403	Sprinkler heads with piping	4,239	sf	8.00	33,912		
404	<u>Miscellaneous</u>						
405	Cut and cap existing for removal by GC	4,239	ls	0.50	2,120		
406	System testing and flushing, coring, shop drawings, etc.	4,239	sf	1.00	4,239		
407	Fees & permits				Waived		
408	SUBTOTAL					70,271	

410	TOTAL - FIRE PROTECTION						\$70,271
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D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION



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Council on Aging Renovation

416	<u>Normal & Emergency Power</u>						
417	Upgrade electrical service, panelboards and distribution	4,239	sf	10.00	42,390		
418	Emergency service from generator in TH addition	1	ls	20,000.00	20,000		
419	<u>Equipment Wiring</u>						
420	HVAC equipment	1	ls	8,478.00	8,478		
421	Other equipment	1	ls	2,119.50	2,120		
422	SUBTOTAL					72,988	

D5020 LIGHTING & POWER

425	<u>Lighting & Branch Power</u>						
426	Lighting allowance (LED)	4,239	sf	9.00	38,151		
427	<u>Lighting controls</u>						
428	Lighting controls, local, daylight sensing and dimming	4,239	sf	3.00	12,717		
429	<u>Branch devices</u>						
430	Branch devices	4,239	sf	0.75	3,179		
431	<u>Lighting and branch circuitry</u>						
432	Branch & lighting circuitry	4,239	sf	6.50	27,554		
433	SUBTOTAL					81,601	

D5030 COMMUNICATION & SECURITY SYSTEMS

436	<u>Fire Alarm</u>						
437	Fire alarm system	4,239	sf	5.00	21,195		
438	<u>Telephone/Data/CATV</u>						
439	Telecommunications rough in & devices and cabling	4,239	sf	5.50	23,315		
440	<u>Security System</u>						
441	New Security system including intrusion detection, card access and CCTV	4,239	sf	4.00	16,956		
438	<u>Master Clock/PA System</u>						
439	Master Clock/PA System	4,239	sf	3.50	NR		
440	<u>Sound System</u>						
441	Gathering Spaces	1	ls	25,000.00	NR		
442	<u>Bi-Directional Amplification System</u>						
443	BDA system	4,239	sf	0.75	NR		
444	<u>Audio/Visual</u>						
445	AV rough-in and power to community rooms (devices and cabling by other)	4,239	sf	0.25	1,060		
446	SUBTOTAL					62,526	

D5040 OTHER ELECTRICAL SYSTEMS

449	<u>Miscellaneous</u>						
450	Cut and cap existing for removal by GC	1	ls	2,119.50	2,120		
451	Lightning protection	4,239	sf	0.50	2,120		
452	Temp power and lights	4,239	sf	0.75	3,179		
453	Commissioning support, shop drawings, testing, labelling etc.	4,239	sf	0.75	3,179		
454	Fees & Permits	1	ls		Waived		
455	SUBTOTAL					10,598	

TOTAL - ELECTRICAL

\$227,713



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Council on Aging Renovation

E10 EQUIPMENT

E10 EQUIPMENT, GENERALLY

111250 PROJECTION SCREENS

Electrically operated screen 1 ea 12,000.00 NR

113100 APPLIANCES

Refrigerator 1 ea 1,500.00 1,500

Microwave 1 ea 500.00 500

114000 FOOD SERVICE EQUIPMENT

Food service equipment to commercial kitchen 1 ea 60,000.00 60,000

SUBTOTAL 62,000

TOTAL - EQUIPMENT

\$62,000

E20 FURNISHINGS

E2010 FIXED FURNISHINGS

122100 WINDOW TREATMENT

Horizontal blinds at interior glazing NR

Roller shades at exterior glazing 328 sf 10.00 3,280

123553 CASEWORK

Base cabinet kitchen 18 lf 475.00 8,550

Wall cabinet, kitchen 18 lf 300.00 5,400

Allow for additional casework 1 ls 2,500.00 2,500

124810 ENTRANCE FLOOR MAT AND FRAMES

Entry mats & frames 48 sf 55.00 2,640

SUBTOTAL 22,370

E2020 MOVABLE FURNISHINGS

All movable furnishings to be provided and installed by owner

SUBTOTAL NIC

TOTAL - FURNISHINGS

\$22,370

F20 SELECTIVE BUILDING DEMOLITION

F2010 BUILDING ELEMENTS DEMOLITION

General

Demolition complete 4,239 sf 15.92 67,485

SUBTOTAL 67,485

F2020 HAZARDOUS COMPONENTS ABATEMENT

HazMat allowance - By Owner See Summary

SUBTOTAL



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<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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Council on Aging Renovation

510

<i>TOTAL - SELECTIVE BUILDING DEMOLITION</i>							<i>\$67,485</i>
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SITEWORK - RENOVATION

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Temporary work

Site construction fence/barricades	1,370	lf	16.00	21,920	
Site construction fence gates	2	ea	4,000.00	8,000	
Stabilized construction entrance	1	ls	10,000.00	10,000	
Silt fence maintenance, dust control and monitoring	1,370	lf	11.00	15,070	
Inlet protection	6	ea	250.00	1,500	
Protect tree	6	ea	350.00	2,100	
Temporary parking/logistics					NR

Remove & Dispose

Mill existing paving, walks & curbs	17,352	sf	1.50	26,028	
Site services, allow	1	ls	7,500.00	7,500	
Site electrical, allow	1	ls	3,500.00	3,500	
Miscellaneous demolition/site clearance	1	ls	5,000	5,000	
Remove rubbish off site	1	ls	2,101	2,101	

Site Earthwork

Strip topsoil, remove off site	806	cy	26.00	20,956	
Cut / Fill	1,023	cy	20.00	20,460	
Fine grading	6,140	sy	0.35	2,149	

Hazardous Waste Remediation

Dispose/treat contaminated soils/water					NIC
SUBTOTAL					146,284

G20 SITE IMPROVEMENTS

Roadways and Parking Lots

Bituminous concrete paving @ parking/roads	33,218	sf		-	
gravel base; 18" thick	1,845	cy	48.00	ETR	
bituminous concrete; resurface	3,691	sy	22.00	81,202	
PC curbs;	1,506	lf	32.00	ETR	
HC curb cuts	2	loc	1,500.00	3,000	
Single solid lines, 4" thick	79	space	85.00	6,715	
Wheelchair Parking	4	space	250.00	1,000	
Other road markings	1	ls	2,500.00	2,500	
<u>Concrete Paving</u>	7,691	sf			
gravel base; 12" thick	285	cy	48.00	13,680	
Concrete sidewalk; 5" thick	4,599	sf	12.00	55,188	
Entry plaza	3,092	sf	17.50	54,110	

Site Improvements

Entrance sign, allow	1	ea	15,000.00	15,000	
Flag pole, allow	1	ea	13,000.00	13,000	
Trash enclosure	383	sf	17.50	6,703	
Trash enclosure, fence	78	lf	85.00	6,630	
Trash enclosure, gates	1	ea	2,000.00	2,000	
Bollards at transformer and generator	12	loc	1,200.00	14,400	
CLF to site perimeter	1,370	lf	65.00	NR	
Benches , furniture, etc., allow	1	ls	15,000.00	15,000	

Landscaping

Topsoil, imported	403	cy	60.00	24,180	
Planting beds	21,741	sf	3.00	65,223	
SUBTOTAL					379,531



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SITEWORK - RENOVATION

G30 CIVIL MECHANICAL UTILITIES

Water supply

New DI water line; 6"

48 lf 100.00 4,800

Premium for outside the site

27 lf 300.00 8,100

Connect to existing line

1 loc 10,000.00 10,000

Thrust blocking

1 loc 2,000.00 2,000

Water meter pit

1 loc 2,500.00 2,500

Gate valves - allowance

1 loc 1,500.00 1,500

Cut + cap old service

1 loc 2,500.00 2,500

Storm water

New storm drainage system

1 ea 175,000.00 175,000

Upgrade existing wetland storm water retention

3,327 sf 17.50 58,223

Sanitary sewer

New on site septic system

1 ls 125,000.00 ETR

Gas service

E&B trench for new gas pipe

50 lf 45.00 2,250

SUBTOTAL

266,873

G40 ELECTRICAL UTILITIES

Concrete:

Primary ductbank

40 lf 30.00 1,200

Secondary ductbank

20 lf 40.00 800

Generator ductbank

102 lf 20.00 2,040

Communications duct bank

42 lf 20.00 840

Transformer pad

1 ea 2,500.00 2,500

Generator pad

1 ea 2,500.00 2,500

Excavation & Backfill:

Primary ductbank (allow)

40 lf 30.00 1,200

Secondary ductbank

20 lf 28.00 560

Generator ductbank

102 lf 22.00 2,244

Communications duct bank (allow)

42 lf 22.00 924

Power

Utility company back charges

By others

Riser pole

1 ls 1,000.00 1,000

Primary ductbank 2-4" PVC conduits (allow)

40 lf 70.00 2,800

Padmount transformer

1 ea By Utility Co.

Secondary ductbank

20 lf 1,000.00 20,000

Generator

Generator pad grounding

1 ea 1,500.00 1,500

Generator duct bank, w/cable in PVC

102 lf 1,200.00 122,400

Communications

Riser pole

1 ls 1,200.00 1,200

Communications duct bank, 4-4" (allow)

42 lf 80.00 3,360

Site Lighting

Site Lighting and circuitry

1 ls 30,000.00 30,000

EV Charing Stations

Dual EV charging stations and circuitry, allow

2 loc 15,000.00 30,000

SUBTOTAL

227,068

TOTAL - SITE DEVELOPMENT

\$1,019,756



Avon Town Hall/Council on Aging
New Town Hall
Avon, MA

24-Jan-24

Conceptual Estimate

GFA 23,505

CONSTRUCTION COST SUMMARY

BUILDING SYSTEM	SubTotal	TOTAL	\$/SF	%
New Town Hall				
A10 FOUNDATIONS				
A1010 Standard Foundations	\$251,125			
A1020 Special Foundations	\$0			
A1030 Lowest Floor Construction	\$229,375	\$480,500	\$20.44	4.6%
B10 SUPERSTRUCTURE				
B1010 Upper Floor Construction	\$228,875			
B1020 Roof Construction	\$287,000	\$515,875	\$21.95	4.9%
B20 EXTERIOR CLOSURE				
B2010 Exterior Walls	\$1,027,414			
B2020 Windows	\$710,769			
B2030 Exterior Doors	\$97,718	\$1,835,901	\$78.11	17.5%
B30 ROOFING				
B3010 Roof Coverings	\$680,546			
B3020 Roof Openings	\$4,500	\$685,046	\$29.14	6.5%
C10 INTERIOR CONSTRUCTION				
C1010 Partitions	\$837,760			
C1020 Interior Doors	\$235,050			
C1030 Specialties/Millwork	\$269,132	\$1,341,942	\$57.09	12.8%
C20 STAIRCASES				
C2010 Stair Construction	\$77,000			
C2020 Stair Finishes	\$17,712	\$94,712	\$4.03	0.9%
C30 INTERIOR FINISHES				
C3010 Wall Finishes	\$344,348			
C3020 Floor Finishes	\$404,051			
C3030 Ceiling Finishes	\$224,003	\$972,402	\$41.37	9.3%
D10 CONVEYING SYSTEMS				
D1010 Elevator	\$162,875	\$162,875	\$6.93	1.6%
D13 SPECIAL CONSTRUCTION				
D1313 Special Construction	\$0	\$0	\$0.00	0.0%
D20 PLUMBING				
D20 Plumbing	\$664,016	\$664,016	\$28.25	6.3%
D30 HVAC				



Avon Town Hall/Council on Aging
New Town Hall
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GFA 23,505

CONSTRUCTION COST SUMMARY					
<i>BUILDING SYSTEM</i>		SubTotal	TOTAL	\$/SF	%
New Town Hall					
D30	HVAC	\$1,827,514	\$1,827,514	\$77.75	17.4%
D40	FIRE PROTECTION				
D40	Fire Protection	\$283,940	\$283,940	\$12.08	2.7%
D50	ELECTRICAL				
D5010	Service & Distribution	\$627,348			
D5020	Lighting & Power	\$452,471			
D5030	Communication & Security Systems	\$346,699			
D5040	Other Electrical Systems	\$70,515	\$1,497,033	\$63.69	14.3%
E10	EQUIPMENT				
E10	Equipment	\$3,996	\$3,996	\$0.17	0.0%
E20	FURNISHINGS				
E2010	Fixed Furnishings	\$130,101			
E2020	Movable Furnishings	NIC	\$130,101	\$5.54	1.2%
F20	HAZMAT REMOVALS				
F2010	Building Elements Demolition				
F2020	Hazardous Components Abatement		\$0	\$0.00	0.0%
TOTAL DIRECT COST (Trade Costs)			\$10,495,853	\$446.54	100.0%



Avon Town Hall/Council on Aging
New Town Hall
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GFA

23,505

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

GROSS FLOOR AREA CALCULATION AT NEW

First Floor	14,350
Second Floor	9,155

TOTAL GROSS FLOOR AREA (GFA)

23,505 sf

A10 FOUNDATIONS

A1010 STANDARD FOUNDATIONS

Strip and spread foundations	14,350	gsf	17.50	251,125	
SUBTOTAL					251,125

A1030 LOWEST FLOOR CONSTRUCTION

Slab on Grade, 5" thick	14,350	gsf	12.50	179,375	
Elevator pit, complete	1	ea	50,000.00	50,000	
SUBTOTAL					229,375

TOTAL - FOUNDATIONS

\$480,500

A20 BASEMENT CONSTRUCTION

A2010 BASEMENT EXCAVATION

None
SUBTOTAL

A2020 BASEMENT WALLS

None
SUBTOTAL

TOTAL - BASEMENT CONSTRUCTION

B10 SUPERSTRUCTURE

B1010 FLOOR CONSTRUCTION

Wood Framing					
3/4" plywood on open web wood truss joists	9,155	sf	25.00	228,875	
SUBTOTAL					228,875

B1020 ROOF CONSTRUCTION

Wood Framing					
Wood roof structure	14,350	sf	20.00	287,000	
SUBTOTAL					287,000

TOTAL - SUPERSTRUCTURE

\$515,875

B20 EXTERIOR CLOSURE

B2010 EXTERIOR WALLS

12,645 SF

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042000 MASONRY

4" Brick veneer/Cast stone water table					NR
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Avon Town Hall/Council on Aging
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

64	Bands, sills, etc., allow					NR	
65							
66	052000 MISC. METALS						
67	Misc. metals - allowance	12,645	sf	2.00	25,290		
68							
69	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
70	Air/Vapor barrier to exterior wall	12,645	sf	10.00	126,450		
71	Air/Vapor barrier at exterior opes	2,108	lf	9.00	18,972		
72	Miscellaneous sealants	12,645	sf	0.50	6,323		
73							
74	076400 SIDING & TRIM						
75	Siding - Boral polyash	12,645	sf	35.00	442,575		
76	Exterior finish carpentry wood columns/surrounds/trim, allow	12,645	sf	5.00	63,225		
77							
78	072100 THERMAL INSULATION						
79	Insulation	12,645	sf	5.00	63,225		
80	Nail base insulation, 1/2"	12,645	sf	3.25	41,096		
81	Insulation at window openings	2,108	lf	6.00	12,648		
82							
83	092900 GYPSUM BOARD ASSEMBLIES						
84	Exterior plywood sheathing	12,645	sf	3.00	w/ structural		
85	8" stud	12,645	sf	11.50	w/ structural		
86	GWB lining	12,645	sf	5.00	63,225		
87							
88	090007 PAINTING						
89	Paint exterior siding/trim	12,645	sf	5.00	63,225		
90							
91	Miscellaneous						
92	Scaffold to exterior walls	16,860	sf	6.00	101,160		
93	SUBTOTAL						1,027,414
94							
95	B2020 WINDOWS	4,215	SF				
96							
97	061000 ROUGH CARPENTRY						
98	Wood blocking at exterior opes	2,108	lf	8.00	16,864		
99							
100	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
101	Backer rod & sealant at exterior opes	2,108	lf	10.00	21,080		
102							
103	080001 METAL WINDOWS						
104	Windows/Storefront	4,215	sf	155.00	653,325		
105							
106	089000 LOUVERS						
107	Louvers - allow	1	ls	7,500.00	7,500		
108							
109	101400 SIGNAGE						
110	Building signage allowance	1	ls	12,000.00	12,000		
111	Name sign, main entrance	1	ea		Incl w/above		
112	SUBTOTAL						710,769
113							
114	B2030 EXTERIOR DOORS						
115	061000 ROUGH CARPENTRY						
116	Wood blocking at door openings	158	lf	11.00	1,738		
117							
118	079200 JOINT SEALANTS						
119	Backer rod & sealant to exterior doors	158	lf	10.00	1,580		
120							



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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

121	083110	HOLLOW METAL DOORS AND FRAMES					
122		Hollow metal door leaf, single	2	ea	6,000.00	12,000	
123		Frames, single	2	ea	12,000.00	24,000	
124							
125	084110	ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS					
126		Glazed aluminum entrance doors including frame and hardware; single	4	ea	6,000.00	24,000	
127		Glazed aluminum entrance doors including frame and hardware; double	2	ea	12,000.00	24,000	
128							
129	087100	DOOR HARDWARE					
130		Hardware to HM doors	2	ea	2,500.00	5,000	
131		Premium for card reader/door operators	1	ls	5,000.00	5,000	
132							
133	090007	PAINTING					
134		Paint exterior HM doors/frames	2	ea	200.00	400	
135		SUBTOTAL					97,718
136							
137		TOTAL - EXTERIOR CLOSURE					\$1,835,901

B30 ROOFING

141							
142	B3010	ROOF COVERINGS	16,483	SF		-	
143							
144	061000	ROUGH CARPENTRY					
145		Rough blocking	16,483	sf	0.50	8,242	
146							
147	070002	ROOFING AND FLASHING					
148		PVC Flat Roof	775	sf		-	
149		PVC roof membrane	775	sf	15.00	11,625	
150		High density coverboard	775	sf	3.50	2,713	
151		Tapered Insulation, 6"	775	sf	8.00	6,200	
152		Self-Adhered Vapor Retarder	775	sf	1.50	1,163	
153		<u>Asphalt Shingle Roof System</u>	15,708	sf			
154		Glass-mat roof sheathing	15,708	sf	4.00	62,832	
155		Continuous air-barrier membrane	15,708	sf	5.00	78,540	
156		Rigid roof insulation (8" rigid)	15,708	sf	9.00	141,372	
157		Roof underlayment	15,708	sf	1.00	15,708	
158		Asphalt shingle roof, sloped	15,708	sf	14.00	219,912	
159		<u>Miscellaneous Roofing</u>					
160		Perim detail, flat	112	lf	30.00	3,360	
161		Perim detail, pitched/soffit	725	lf	105.00	76,125	
162		Flash at wall	83	lf	25.00	2,075	
163		Walkway pads - allow	1	ls	1,000.00	1,000	
164		Aluminum gutter and downspouts at sloped roofs	725	lf	35.00	25,375	
165		Aluminum RWL	240	lf	15.00	3,600	
166		Flash at RD	1	ea	100.00	100	
167		Miscellaneous roof sealants & flashings	16,483	sf	1.25	20,604	
168		SUBTOTAL					680,546
169							
170	B3020	ROOF OPENINGS					
171		Roof hatch including access ladder	1	ea	4,500.00	4,500	
172		Skylight		ea		NR	
173		Smoke vent		ea		NR	
174		SUBTOTAL					4,500
175							



Avon Town Hall/Council on Aging
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New Town Hall

TOTAL - ROOFING							\$685,046
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C10 INTERIOR CONSTRUCTION

C1010 PARTITIONS

Partitions	23,505	gsf	33.94	797,760	
Elevator shaft - CMU	1	ls	40,000.00	40,000	
SUBTOTAL					837,760

C1020 INTERIOR DOORS

Interior doors	23,505	gsf	10.00	235,050	
SUBTOTAL					235,050

C1030 SPECIALTIES / MILLWORK

Specialties	23,505	gsf	11.45	269,132	
SUBTOTAL					269,132

TOTAL - INTERIOR CONSTRUCTION							\$1,341,942
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C20 STAIRCASES

C2010 STAIR CONSTRUCTION

033000 CONCRETE					
Concrete fill to stairs	2	flt	3,500.00	7,000	
055000 MISCELLANEOUS METALS					
Stairs; metal pan stair including metal rails	2	flt	35,000.00	70,000	
SUBTOTAL					77,000

C2020 STAIR FINISHES

090005 RESILIENT FLOORS					
Rubber treads to stairs	132	lfr	22.00	2,904	
Rubber to stair landings	488	sf	16.00	7,808	
090009 PAINTING					
High performance coating to stairs including all railings etc.	2	flt	3,500.00	7,000	
SUBTOTAL					17,712

TOTAL - STAIRCASES							\$94,712
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C30 INTERIOR FINISHES

C3010 WALL FINISHES

Wall finishes	23,505	gsf	14.65	344,348	
SUBTOTAL					344,348

C3020 FLOOR FINISHES

Floor finishes	23,505	gsf	17.19	404,051	
SUBTOTAL					404,051

C3030 CEILING FINISHES



Avon Town Hall/Council on Aging
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

238	Ceiling finishes	23,505	gsf	9.53	224,003		
239	SUBTOTAL					224,003	

TOTAL - INTERIOR FINISHES

972,402

D10 CONVEYING SYSTEMS

D1010 ELEVATOR

055000 MISCELLANEOUS METALS

Pit ladder	1	ea	2,500.00	2,500	
Sill angle	15	lf	25.00	375	

142000 ELEVATOR

MRL , Gearless traction, passenger elevator, 2 stop; 3,500lbs	1	ea	160,000.00	160,000	
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SUBTOTAL					162,875
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TOTAL - CONVEYING SYSTEMS

\$162,875

D13 SPECIAL CONSTRUCTION

D1313 SPECIAL CONSTRUCTION

No work in this section

SUBTOTAL

TOTAL - SPECIAL CONSTRUCTION

D20 PLUMBING

D20 PLUMBING, GENERALLY

Plumbing installation	23,505	sf	28.25	664,016	
SUBTOTAL					664,016

TOTAL - PLUMBING

\$664,016

D30 HVAC

D30 HVAC, GENERALLY

HVAC complete	23,505	sf	77.75	1,827,514	
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SUBTOTAL					1,827,514
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TOTAL - HVAC

\$1,827,514

D40 FIRE PROTECTION

D40 FIRE PROTECTION, GENERALLY

New fire service and sprinkler heads	23,505	sf	12.08	283,940	
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Piping & Heads

SUBTOTAL					283,940
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TOTAL - FIRE PROTECTION

\$283,940

D50 ELECTRICAL

D5010 SERVICE & DISTRIBUTION

Normal & Emergency Power



Avon Town Hall/Council on Aging
New Town Hall
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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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New Town Hall

298	Normal & Emergency Power	23,505	sf	26.69	627,348		
299	SUBTOTAL					627,348	
300							
301	D5020 LIGHTING & POWER						
302	Lighting & Branch Power						
303	Lighting and branch devices	23,505	sf	19.25	452,471		
304	SUBTOTAL					452,471	
305							
306	D5030 COMMUNICATION & SECURITY SYSTEMS						
307	Comms and security	23,505	sf	14.75	346,699		
308	SUBTOTAL					346,699	
309							
310	D5040 OTHER ELECTRICAL SYSTEMS						
311	Miscellaneous	23,505	sf	3.00	70,515		
312	SUBTOTAL					70,515	
313							
314	TOTAL - ELECTRICAL						\$1,497,033
315							
316							
317	E10 EQUIPMENT						
318							
319	E10 EQUIPMENT, GENERALLY						
320							
321	Equipment	23,505	sf	0.17	3,996		
322	SUBTOTAL					3,996	
323							
324	TOTAL - EQUIPMENT						\$3,996
325							
326							
327	E20 FURNISHINGS						
328							
329	E2010 FIXED FURNISHINGS						
330							
331	122100 WINDOW TREATMENT						
332	Roller shades at exterior glazing	4,215	sf	7.00	29,505		
333							
334	123553 CASEWORK						
335	Allow for casework	23,505	gsf	4.13	97,076		
336							
337	124810 ENTRANCE FLOOR MAT AND FRAMES						
338	Entry mats & frames	64	sf	55.00	3,520		
339	SUBTOTAL					130,101	
340							
341	E2020 MOVABLE FURNISHINGS						
342	All movable furnishings to be provided and installed by owner						
343							
344	SUBTOTAL					NIC	
345	TOTAL - FURNISHINGS						\$130,101
346							
347							
348	F20 SELECTIVE BUILDING DEMOLITION						
349							
350	F2010 BUILDING ELEMENTS DEMOLITION						
351	See main summary for demolition					See Summary	
352	SUBTOTAL						
353							
354	F2020 HAZARDOUS COMPONENTS ABATEMENT						
355	See main summary for HazMat allowance					See Summary	
356	SUBTOTAL						
357							



Avon Town Hall/Council on Aging
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Avon, MA

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<i>CSI CODE</i>	<i>DESCRIPTION</i>	<i>QTY</i>	<i>UNIT</i>	<i>UNIT COST</i>	<i>EST'D COST</i>	<i>SUB TOTAL</i>	<i>TOTAL COST</i>
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New Town Hall

358

<i>TOTAL - SELECTIVE BUILDING DEMOLITION</i>
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Conceptual Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK - NEW BUILDING

G SITEWORK

G10 SITE PREPARATION & DEMOLITION

Temporary work

Site construction fence/barricades	1,500	lf	16.00	24,000
Site construction fence gates	2	ea	4,000.00	8,000
Stabilized construction entrance	1	ls	10,000.00	10,000
Silt fence maintenance, dust control and monitoring	1,500	lf	11.00	16,500
Inlet protection	1	ls	1,500.00	1,500
Protect trees	1	ls	2,500.00	2,500
Temporary parking/logistics				NR

Remove & Dispose

Trees, stumps, vegetation	1	ls	5,000.00	5,000
General site clearance/pavement removal	122,950	sf	1.00	122,950
Site services, allow	3	loc	5,000.00	15,000
Site electrical, allow	3	loc	2,500.00	7,500
Misc. site conditions - construction trailer/laydown area/etc.	1	ls	25,000	25,000

Building Earthwork

Cut - assume 2'	1,063	cy	20.00	21,260
Fill - import structural - 25% swell	664	cy	48.00	31,872
Stockpile for reuse	1,063	cy	3.50	3,721

Site Earthwork

Strip topsoil, remove off site	2,883	cy	26.00	74,958
Cut / Fill	2,277	cy	20.00	45,540
Fill at existing residences being demolished	3	loc	10,000.00	30,000
Establish sub grade/Fine grading	108,600	sy	0.35	38,010

Hazardous Waste Remediation

Dispose/treat contaminated soils/water				NIC
SUBTOTAL				483,311

G20 SITE IMPROVEMENTS

Roadways and Parking Lots

Bituminous concrete paving @ parking/roads	38,472	sf		-
gravel base; 18" thick	1,425	cy	48.00	68,400
bituminous concrete; 4.5" thick	4,275	sy	42.00	179,550
PC curbs;	2,100	lf	32.00	67,200
HC curb cuts	3	loc	1,500.00	4,500
Single solid lines, 4" thick	90	space	85.00	7,650
Wheelchair Parking	4	space	250.00	1,000
Other road markings	1	ls	2,500.00	2,500

Concrete Paving

gravel base; 12" thick	3,695	sf		
	375	cy	48.00	18,000
Concrete sidewalk; 5" thick	4,599	sf	12.00	55,188

Outdoor Space

Surface/Structures/Furnishings	5,534	sf	50.00	276,700
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Site Improvements

Entrance sign, allow	1	ea	15,000.00	15,000
Flag pole, allow	1	ea	13,000.00	13,000
Trash enclosure	1	ls	15,000.00	15,000
Bollards at transformer and generator	12	loc	1,200.00	14,400
6' high cedar fence/gates at site perimeter	1,500	lf	65.00	97,500
Benches , furniture, etc., allow	1	ls	25,000.00	25,000



Avon Town Hall/Council on Aging
RENOVATION or REPLACEMENT
Avon, MA

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Conceptual Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK - NEW BUILDING

57	<u>Landscaping</u>						
58	Topsoil, imported	1,230	cy	60.00	73,800		
59	Lawn/Planting beds/Trees	66,433	sf	3.00	199,299		
60	SUBTOTAL					1,133,687	

G30 CIVIL MECHANICAL UTILITIES

61	<u>Water supply</u>						
62	New DI water line; 6"	125	lf	100.00	12,500		
63	Connect to existing line	1	loc	10,000.00	10,000		
64	Thrust blocking	1	loc	2,000.00	2,000		
65	Water meter pit	1	loc	2,500.00	2,500		
66	Gate valves - allowance	2	loc	1,500.00	3,000		
67	Cut + cap old service	3	loc	2,500.00	7,500		
68	<u>Storm water</u>						
69	New storm drainage system	1	ea	350,000.00	350,000		
70	<u>Sanitary sewer</u>						
71	6" PVC	125	lf	35.00	4,375		
72	Connect to existing pump station	1	ea	5,000.00	5,000		
73	Excavation & Backfill:	125	lf				
74	PVC gravity piping excavation	111	cy	15.00	1,665		
75	Trench bedding	37	cy	50.00	1,850		
76	Backfill w/cut soils	74	cy	20.00	1,480		
77	Pressure testing	125	lf	4.00	500		
78	Video Inspection	1	ls	10,000.00	10,000		
79	<u>Gas service</u>						
80	E&B trench for new gas pipe	125	lf	35.00	4,375		
81	SUBTOTAL					416,745	

G40 ELECTRICAL UTILITIES

82	Site Civil for Electrical						
83	<u>Concrete:</u>						
84	Primary/Secondary/Generator duct bank	225	lf	30.00	6,750		
85	Communications duct bank (allow)	125	lf	20.00	2,500		
86	Transformer pad	1	ea	2,000.00	2,000		
87	Generator pad	1	ea	2,000.00	2,000		
88	<u>Excavation & Backfill:</u>						
89	Primary/Secondary/Generator duct bank	225	lf	30.00	6,750		
90	Communications duct bank (allow)	125	lf	22.00	2,750		
91	SUBTOTAL					22,750	
92	<u>Power</u>						
93	Utility company back charges (allow)	1	ls			By Owner	
94	Pole riser	1	ea	1,500.00	1,500		
95	Primary duct bank 2-4" empty conduits	50	lf	60.00	3,000		
96	Utility company pad mounted transformer					Utility co.	
97	Transformer pad	1	ea	2,200.00	2,200		
98	1200A Secondary duct bank (allow)	75	lf	585.00	43,875		
99	<u>Generator duct bank, allow</u>						
100	400A & 100A feed inc controls wiring	100	lf	260.00	26,000		
101	<u>Site Demolition</u>						
102	Site demolition work	1	ls	10,000.00	10,000		
103	<u>Site Lighting</u>						
104	Site Lighting and circuitry	1	ls	100,000.00	100,000		
105	<u>Communications , allow</u>						
106	Pole riser	1	ea	1,500.00	1,500		
107	Telecom duct bank 4-4" conduits	125	lf	120.00	15,000		
108	<u>Security</u>						



Conceptual Estimate

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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SITEWORK - NEW BUILDING

115	Pole mounted cameras and circuitry					w/ building	
116	<u>EV Stations</u>						
117	Dual EV Station and circuitry (Allow)	3	loc	15,000.00	45,000		
118	<u>Septic Pumps</u>						
119	Septic pumps feed and connection	1	ls	3,500.00	3,500		
120	SUBTOTAL					251,575	
121							
122							
	TOTAL - SITE DEVELOPMENT						\$2,308,068

AVON TOWN OFFICES

BUDGET SUMMARY

	RENOVATION OPTION				NEW OPTION	
Date: 1/25/2024	Town Hall	Senior Center	Total		Total	
			PMC 1/24/24		PMC 1/24/24	
PROJECT BUDGET						
Area	11,627	4,239	15,866 SF		23,505 SF	
BUILDING COST (Trade Cost)	\$5,153,621	\$2,081,805	\$7,235,426	\$456.03	\$10,495,853	\$446.54
SITEWORK			\$1,019,756		\$2,308,068	
DEMOLITION	in above	in above	\$0		\$52,692	
HAZARDOUS MATERIALS ABATEMENT			\$134,861		TBD	
SUB TOTAL			\$8,390,043		\$12,856,613	
Design & Estimating Contingency (15%)			\$1,258,506	15%	\$1,928,492	15%
Phasing / Temp Office Allowance			\$350,000		N/A	
Escalation To Start (7%)	7.00%		\$587,303		\$899,963	7.00%
SUB TOTAL			\$10,585,852		\$15,685,068	
General Conditions and Requirements	14	\$90,000	\$1,260,000		\$1,170,000	13
SUB TOTAL			\$11,845,852		\$16,855,068	
Bonds	1%		\$118,459		\$168,551	
Insurance	2%		\$236,917		\$337,101	
Permit	1%		\$118,459		\$168,551	
SUB TOTAL			\$12,319,687		\$17,529,271	
GC O&P	3.50%		\$431,189		\$613,524	
TOTAL CONSTRUCTION (excl. owner cont.)			\$12,750,876	\$803.66	\$18,142,795	\$771.87
SOFT COSTS (allowances)						
Phasing Allowance / Temp costs						
Temporary Parking / Shuttle Transportation						
FF&E, A/V & Tel/Data						
Design Cost (A&E fees, including FF&E)					Design: \$1.6m-\$1.7m	CA: \$400k-\$500k
Hazardous Materials Investigation						
Geotech Investigation						
Owner's Project Manager (Consultant)					Design: \$430k-\$440k	CA: \$159k-\$194k
Owner's Insurance						
Owner's Legal Fees						
Building Commissioning (systems/envelope)						
Utility Company Backcharges						
Site Survey & Wetand Flagging						
Project Permitting & Approvals						
Construction Testing (0.5%)						
Construction HAZMAT Monitoring						
Reimbursable Expenses						
Moving / Relocation / Move Management						
Financing / Bond Origination						
Total of above		25%	\$3,187,719		\$4,535,699	
TOTAL SOFT COSTS			\$3,187,719		\$4,535,699	
TOTAL HARD AND SOFT COSTS			\$15,938,594		\$22,678,494	
5% Owner Hard Cost Contingency			\$637,544	5%	\$907,140	5%
5% Owner Soft Cost Contingency			\$159,386	5%	\$226,785	5%
TOTAL PROJECT BUDGET (Hard & Soft)	\$0	\$0	\$16,735,524	\$1,054.80	\$23,812,418	\$1,013.08
Estimated Land Purchase Price and Assoc. Costs			N/A		\$0	
Allowance for New Drive to Fagan Drive			N/A		\$350,000	
TOTAL			\$16,735,524		\$24,162,418	