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TOWN CLERK**MEETING AGENDA**

2018 JUN 15 A 10:33

Public Facilities Improvement Plan – Fairhaven, MA**HKT Project No.: 21713**FAIRHAVEN,
MASS.**Meeting Title:** Meeting #5**Meeting Facilitators:** Janet M. Slemenda, HKT Architects
Amy J. Dunlap, HKT Architects**Date:** March 27, 2018**Time:** 3:00 PM**Attendees:** Capital Planning Committee**Please Read / Bring:****AGENDA ITEMS**

The objective of this meeting is to review probable costs for individual projects and to discuss timelines and priorities.

- A. Review Minutes.
- B. Review process for Development of Probable Costs.
- C. Review of Individual Projects.
 - (1) Police and Fire Station with Emergency Management, Harbormaster and Animal Shelter
 - (a) Animal Shelter
 - (b) Emergency Management
 - (2) Recreation and Senior Center
 - (3) Town Hall
 - (4) Millicent Library
 - (5) Board of Public Works
 - (6) School Administration
 - (7) Tripp School
 - (8) Fairhaven High School
 - (9) Hastings Middle School
 - (10) East Fairhaven Elementary School
 - (11) Leroy Wood Elementary
- D. Develop Priorities and Timelines.
- E. Schedule.

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate

Fairhaven, Ma

Prepared by:



165 Middlesex Turnpike Suite 106

Bedford, Ma 01730

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Prepared for:

HKT

March 26, 2018

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate
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GENERAL QUALIFICATIONS

This cost estimate was produced from March 13, 2018 Study memo documents provided by HKT. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation per main summary.

Bidding conditions are expected to be public bidding utilizing chapter 149 filed sub bidding and DCAM qualified general contractors.

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

Land acquisition, feasibility, and financing costs
Items identified in the design as Not In Contract (NIC)
Items identified in the design as by others
Utility company back charges, including work required off-site
Work to City streets and sidewalks, (except as noted in this estimate)
Construction or occupancy phasing or off hours' work, (except as noted in this estimate)
Rock excavation; special foundations (unless indicated by design engineers)
Contaminated or unsuitable soils removal or replacement

Recommendations For Cost Control

TCI recommends that the Owner and Architect carefully review this document, including line item descriptions, unit prices, clarifications, exclusions, inclusions and assumptions, contingencies, escalation and mark-ups. Request for modifications of any apparent errors or omissions to this document must be made to TCI with in ten (10) days of receipt of this estimate. Otherwise, it will be understood that the contents have been concurred with and accepted.

It is recommended that TCI using bid documents produce a final update estimate, to determine overall costs changes which have occurred since the preparation of the estimate. The final update estimate will address changes and additions to the document, as well as addenda issued during bidding process. TCI cannot reconcile bid results to an estimate not produced from bid documents.

Statement Of Probable Cost

TCI has no control over the cost of labor and materials, the general contractor's or any subcontractor's method of determining prices, or competitive bidding and market conditions. The opinion of construction is made on the basis of the experience, qualifications, and best judgment of the professional estimator familiar with the industry. TCI does not guarantee that bids will not vary from this estimate.

TCI staff of professional cost estimators has prepared this estimate in accordance with generally accepted principles and practices.

Acceptance of Report

With acceptance of this report, the holder shall indemnify and hold harmless Tortora Consulting from and against all claims, damages, losses and expenses, including but not limited to attorney fees and court costs arising out of or as a result of the performance of this work, including third party claims.

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate

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Item #	Project	2025	2026	2027	2028	2029
1	Animal Shelter – existing facility at 200 Bridge Street	\$427,035	\$444,116	\$461,881	\$480,356	\$499,570
2	East Fairhaven Elementary School – existing facility at 2 New Boston Road	\$1,823,480	\$1,892,772	\$1,964,697	\$2,039,355	\$2,116,850
3	Emergency Management Building – existing facility at 150 Sconticut Neck Road	\$122,755	\$127,420	\$132,262	\$137,288	\$142,505
4	Fairhaven High School – existing facility at 12 Huttleston Avenue	\$26,519,017	\$27,526,740	\$28,572,756	\$29,658,521	\$30,785,545
5	Hastings Middle School – existing facility at 30 School Street	\$12,485,466	\$12,959,914	\$13,452,391	\$13,963,582	\$14,494,198
6	Joint Fire & Police Station – new site at 194 Bridge Street (includes animal shelter)	\$45,117,789	\$46,832,265	\$48,611,891	\$50,459,143	\$52,376,590
7	Leroy Wood Elementary School – existing facility at 60 Sconticut Neck Road	\$339,861	\$352,776	\$366,181	\$380,096	\$394,540
8	Millicent Library – existing facility at 45 Center Street	\$2,545,203	\$2,641,921	\$2,742,314	\$2,846,522	\$2,954,690
9	DPW Building & Facilities – existing facility at 5 Arsene Street (included 8,000 sf veh sto	\$6,023,771	\$6,252,674	\$6,490,276	\$6,736,906	\$6,992,908
10	Joint Recreation and Senior Center – existing site at 227-229 Huttleston Avenue	\$6,045,671	\$6,275,406	\$6,513,871	\$6,761,398	\$7,018,331
11	School Administration Building – existing facility at 128 Washington Street	\$1,656,777	\$1,719,735	\$1,785,085	\$1,852,918	\$1,923,329
12	Town Hall – existing facility at 40 Center Street	\$444,616	\$461,511	\$479,048	\$497,252	\$516,148
13	Tripp School Building – existing facility at 56 Bridge Street	\$8,339,003	\$8,655,885	\$8,984,809	\$9,326,232	\$9,680,629

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Animal Shelter – existing facility at 200 Bridge Street

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Deferred Maintenance Items							
1	Further investigation is recommended to determine the cause of the open CMU joint and concrete walkway cracks at the NE corner of the building. Assume repointing 10LF of CMU mortar joints. Assume removing and replacing 5x5 section of concrete walk.	1	ls	5,000.00	5,000		
		1	ls	5,000.00	5,000		
2	Roof issues/patching has been ongoing. Assume removing and replacing 1000 sf of asphalt shingle roofing and sheathing.	1,000	sf	15.00	15,000		
3	Replace 12LF of damaged painted wood trim and section of vinyl soffit with hole.	12	lf	75.00	900		
4	Replace 4 damaged/crushed downspouts.	4	ea	200.00	800		
5	Replace 10x10 residential overhead door with a commercial model.	1	ea	6,500.00	6,500		
6	Replace faded vinyl shutters. Assume 10 shutters 6'H.	10	ea	150.00	1,500		
7	Patch any damaged gypsum wall board and paint all interior walls.	2,119	sf	3.00	6,357		
8	Damaged wall surfaces in cat room should be repaired to facilitate cleaning operations.	2,119	sf	2.00	4,238		
9	Remove and replace FRP panels on 100 sf.	100	sf	15.00	1,500		
10	Replace damaged ACT tiles. Assume 100 2x2 tiles.	400	sf	3.00	1,200		
11	Caulk joint at animal bathing tub should be replaced.	1	ls	500.00	500		
12	Replace cabinets and counters. Assume 9 LF of PLAM base cabinets and counter.	9	lf	400.00	3,600		
13	Install 4' long ramp at the dog kennel door with a door actuator.	1	ls	2,500.00	2,500		
14	Trench drain covers should be replaced with a heel proof style. Assume 70 LF.	70	lf	35.00	2,450		
15	Replace 2 exterior door knobs with lever style hardware.	2	ea	100.00	200		
16	HVAC upgrades	2,119	sf	40.00	84,760		
17	Plumbing- insulate domestic piping	2,119	sf	2.50	5,298		
	Electrical: Provide emergency back-up generator 30kw, 37.5KVA at .8P.F.						
18	with an automatic transfer switch mounted outside adjacent to the service entrance	1	ls	45,000.00	45,000		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	48,075.75	48,076		
					Total	240,379	
CURRENT 2018 CONSTRUCTION COSTS							240,379

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East Fairhaven Elementary School – existing facility at 2 New Boston Road

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	VCT was installed over an existing expansion joint. Remove 12"W x 14'L section of VCT. Install new VCT around a new expansion joint cover.	14	lf	200.00	2,800		
2	Existing exterior beam showing signs of rust. Scrape, prep and paint 40 LF of exposed steel beam with high performance paint.	40	lf	65.00	2,600		
3	No compressible filler was installed between exterior foundation wall and abutting concrete walk. Install 110 LF of foam expansion joint (EMSEAL type).	110	lf	15.00	1,650		
4	Frost heaves have developed at concrete walk outside three doors where water penetrates joint between floor slab and concrete walk. Remove section of concrete walk at each door (one at 4'W x 15'L and one at 4'W x 30'L), chip away damaged concrete at floor slab edge to create a clean straight edge, repair slab edge, prepare subgrade and install new walk	3	loc	5,000.00	15,000		
5	Existing precast curb has settled and is more than ½" lower than adjacent sidewalk. Assume removing and replacing 30 LF of precast curb.	30	lf	50.00	1,500		
6	Install insulated blank off panel 2'H x 5'W at 25 unit ventilators.	25	ea	500.00	12,500		
7	Existing electronic security system is two subsystems (access control and video surveillance). Upgrade NVR (network video recorder) and consolidate into a single database.	1	ls	25,000.00	25,000		
8	Upgrade interior and exterior lighting to high efficiency LED fixtures.	74,630	sf	10.00	746,300		
9	Plumbing/FP: No action required	9	lf	400.00	3,600		
10	Mechanical: No action required	1	ls	2,500.00	2,500		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	203,362.50	203,363		
					Total	1,016,813	
CURRENT 2018 CONSTRUCTION COSTS							1,016,813

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Emergency Management Building – existing facility at 150 Sconticut Neck Road

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	Demolition of existing building is approximately 3,968 GSF, one story, wood framed with wood, stucco and exposed aggregate concrete siding	3,968	sf	6.00	23,808		
2	Abatement	3,968	sf	2.50	9,920		
3	MEP make safe	1	ls	5,000.00	5,000		
4	Cut and cap utilities and infill site and prep for future use	1	ls	15,000.00	15,000		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	13,432.00	13,432		
					Total	67,160	
CURRENT 2018 CONSTRUCTION COSTS							67,160

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Fairhaven High School – existing facility at 12 Huttleston Avenue

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Deferred Maintenance Items							
1	See estimate from Spencer & Vogt Group for 5-year improvement plan to address known issues with the building envelope. (phase 1 - 5 scope includes mark-ups)	1	ls	5,632,700.00	5,632,700		
2	Clean masonry to remove staining and efflorescence.	1	ls	300,000.00	300,000		
3	Replace all control joints.	1	ls	15,000.00	15,000		
4	Remove moss from flat roofs and clean roof drains.	1	ls	2,500.00	2,500		
5	Restore concrete at entrance ramp.	1	ls	15,000.00	15,000		
6	Paint guardrails at entrance ramp/stair.	1	ls	5,000.00	5,000		
7	Seal all joints between precast cap sections at main entrance stair/ramp. Clean concrete walls to remove staining.	1	ls	15,000.00	15,000		
8	Replace carpet in library.	10,000	sf	5.00	50,000		
9	Replace broken VCT tiles in meeting room.	1	ls	1,500.00	1,500		
10	Replace broken ceramic tiles in toilet rooms.	1	ls	1,500.00	1,500		
11	Complete plaster ceiling repair work.	1	ls	25,000.00	25,000		
12	Remove and replace resilient stair treads in main stair.	1	ls	15,000.00	15,000		
13	Install handrails at stairs where they are lacking.	1	ls	25,000.00	25,000		
14	Remove rust and repaint fire escapes. Consider using a more high performance industrial paint to prevent rusting and improve coating longevity.	1	ls	75,000.00	75,000		
15	Install drywells outside three doors at recessed areaways to control flooding. Conduct video investigation of storm drain system to determine if any blockages are causing backups. Install removable flood gate panels at double doors to mechanical room.	1	ls	30,000.00	30,000		
16	Extend boiler exhaust running on exterior of building 30' vertically to be higher than operable windows.	1	ls	10,000.00	10,000		
17	Provide an air balancing report of the entire building to verify code compliant ventilation is being provided.	145,470	sf	2.00	290,940		
18	Upgrade controls to full BMS throughout. Existing controls are pneumatic.	145,470	sf	6.00	872,820		
19	Heating system replacement	145,470	sf	25.00	3,636,750		
20	Electrical: Upgrade to LED light sources. Add occupancy and photo dimming sensors.	145,470	sf	10.00	1,454,700		
21	Plumbing: Replace plumbing fixtures with water conservation type. Typical for 23 toilets, 10 urinals, 23 lavatories, 28 misc. sinks, 7 mop sinks and 12 showers	104	ea	2,500.00	260,000		
	Mark-ups - GC/GR, permits, overhead and profit (items 15-21)	1	ls	1,775,177.50	1,775,178		
					Total	14,508,588	
CURRENT 2018 CONSTRUCTION COSTS							14,508,588

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Hastings Middle School – existing facility at 30 School Street

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	Roof requiring replacement	40,000	sf	30.00	1,200,000		
2	Demolish modular unit used for a teachers' room that needs to be demolished	1	ls	30,000.00	30,000		
3	Renovate spare classroom to make a teachers' room.	1	ls	15,000.00	15,000		
4	Regrading or ramps would be required at about 8 locations to make egress accessible.	8	ea	5,000.00	40,000		
5	Assume HVAC systems upgrades/replacement.	94,005	sf	30.00	2,820,150		
6	Install bi-level drinking fountains.	4	ea	5,000.00	20,000		
7	Create accessible seating in Auditorium.	1	ls	5,000.00	5,000		
8	Add accessible toilets in gym lobby and nurse's office	2	loc	3,500.00	7,000		
Deferred Maintenance Items							
9	Repoint stone pier at main entrance.	1	ls	5,000.00	5,000		
10	Remove rust from steel lintels above windows, doors and unit ventilator louvers and paint.	1	ls	75,000.00	75,000		
11	Repair masonry where lintels have caused cracking and displacement.	1	ls	100,000.00	100,000		
12	Remove and replace all deteriorated sealant (mostly at window sills) and expansion joints.	1	ls	50,000.00	50,000		
13	Repaint all wood trim, exposed steel and other painted surfaces.	1	ls	150,000.00	150,000		
14	Replace plywood panels at basement openings with prefinished insulated metal panels.	1	ls	75,000.00	75,000		
15	Replace missing gaskets at exterior doors.	1	ls	10,000.00	10,000		
16	Patch damaged soffit at main entrance and paint.	1	ls	5,000.00	5,000		
17	Repair/replace damaged vents at unit ventilators.	1	ls	5,000.00	5,000		
18	Repair spalled concrete steps and foundation cracks.	1	ls	10,000.00	10,000		
19	Replace damaged downspouts and protect from future damage to allow free drainage from the roof.	1	ls	5,000.00	5,000		
20	Reset loose quarry tiles at lockers. Replace missing ceramic tiles in kitchen.	1	ls	2,500.00	2,500		
21	Grout ceramic tile toilet room walls where required.	1	ls	2,500.00	2,500		
22	Extend partition at Room 18 to the underside of decking.	1	ls	5,000.00	5,000		
23	Refinish damaged wood doors.	1	ls	15,000.00	15,000		
24	Refinish classroom casework and replace hardware with AAB/ADA compliant.	1	ls	50,000.00	50,000		
25	Repair spalling/shearing concrete egress stairs from auditorium and regrade or add additional step where bottom riser is too tall. Install compliant guardrails.	1	ls	25,000.00	25,000		
26	Install compliant guardrails at areaway.	1	ls	10,000.00	10,000		
27	Install handrails at exterior steps at egress doors.	1	ls	7,500.00	7,500		
28	Continue planned window replacement.	1	ls	300,000.00	300,000		
29	Replace carpet in offices.	30,000	sf	5.00	150,000		
30	Replace ACT ceilings in classrooms and offices.	45,000	sf	6.00	270,000		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	1,366,162.50	1,366,163		
					Total	6,830,813	
						CURRENT 2018 CONSTRUCTION COSTS 6,830,813	

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Joint Fire & Police Station – new site at 194 Bridge Street (includes animal shelter)

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Police/Fire							
1	2 story and basement Police/Fire Station	48,500	sf	400.00	19,400,000		
2	Typical sitework - 20% of building costs (earthwork, utilities and all site finishes)	1	ls	3,880,000.00	3,880,000	23,280,000	
Total Typical Buildings and Site - \$/sf		48,500	sf	480.00	23,280,000		
Animal Shelter							
3	Wood framed structure, dog run	3,200	sf	275.00	880,000		
4	Typical sitework - 20% of building costs (earthwork, utilities and all site finishes)	1	ls	176,000.00	176,000	1,056,000	
Total Typical Buildings and Site - \$/sf		3,200	sf	330.00	1,056,000		
Premium cost related to site location							
5	Demolition of existing animal shelter	3,200	sf	15.00	48,000		
6	Phasing & relocations	1	ls	300,000.00	300,000	348,000	
					CURRENT 2018 CONSTRUCTION COSTS		24,684,000

Notes:

- Sitework costs do not assume large quantities of ledge blasting, unsuitable soil replacement or hazardous soil remediation
- Sitework costs assumptions are as follows:
 - (Low) 10% - Sites formally developed with existing utilities and no known site complications such as ledge or significant cut/fill
 - (Medium) 15% - Sites with moderate slopes, some cut/fill
 - (High) 20% - Sites with no utilities and excessive site complications, blasting and soil replacement

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**Leroy Wood Elementary School – existing facility at 60 Sconticut Neck Road**

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	New cast in place concrete site stair connecting existing concrete sidewalks. Existing elevation change is approximately 6'-0". Assume 1' cheek walls and 4' wide stair with painted galvanized steel handrails	1	ls	25,000.00	25,000		
2	Existing precast curb has settled and is more than ½" lower than adjacent sidewalk. Assume removing and replacing with new precast curb	1,650	lf	75.00	123,750		
3	Mechanical: No action required.						
4	Electrical: No action required.						
5	Plumbing/FP: No action required.						
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	37,187.50	37,188		
					Total	185,938	
CURRENT 2018 CONSTRUCTION COSTS							185,938

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Millicent Library – existing facility at 45 Center Street

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Mechanical:							
1	Add a preheat coil or a unit heater at the combustion air intake to prevent freezing temperatures in the Mechanical Room and at the Water Mains.	1	ls	7,500.00	10,000		
2	Provide Mechanical ventilation upgrades throughout the building.	15,489	sf	25.00	387,225		
3	Consider adding AC to the remaining portions of the building that currently do not have it (spaces not served by the existing RTUS).	15,489	sf	15.00	232,335		
4	Provide a building management system, or controls upgrade for 7-day programmable occupied and unoccupied modes with remote monitoring and adjustment.	15,489	sf	5.00	77,445		
Electrical:							
5	The tel/data system should be upgraded and wiring run concealed where possible or in EMT painted and terminated in an IDF rack to industry standards with appropriate power and conditioning.	15,489	sf	3.00	46,467		
6	The lighting may have some historical significance and refurbishing cleaning and relamping would be required.	15,489	sf	20.00	309,780		
Plumbing/FP:							
7	Relocate domestic water meter from current location adjacent to the combustion air louver.	1	ls	3,500.00	3,500		
8	Replace antiquated domestic water shutoff valves.	1	ls	1,500.00	1,500		
9	Insulate domestic water piping.	15,489	sf	1.50	23,234		
10	Provide new accessible plumbing fixtures. Typical for 2 toilets, 2 lavatories, 3 kitchen style sinks	7	ea	2,500.00	17,500		
11	Provide drinking fountain.	1	ea	5,000.00	5,000		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	278,496.50	278,497		
					Total	1,392,483	
						CURRENT 2018 CONSTRUCTION COSTS	
						1,392,483	

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DPW Building & Facilities – existing facility at 5 Arsene Street (included 8,000 sf veh stor)

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	New free standing 8,000 GSF vehicle storage building to be built on existing site.	8,000	sf	250.00	2,000,000		
2	Proposed interior renovations of office area	2,800	sf	125.00	350,000		
	Deferred Maintenance Items						
3	Replace broken glass at transom (3'W x 7'H).	1	ea	350.00	350		
4	Replace damaged overhead door panels. Assume six panels 2'H x 12'W.	6	ea	500.00	3,000		
5	Replace damaged/rotten wood trim at overhead doors. Trim is painted 1x6. Assume 3'H trim replaced at each jamb of 15 overhead doors.	15	ea	250.00	3,750		
6	Replace flooring as per 5 year plan. Assume 4,170 SF of existing VCT removed and replaced with linoleum.	4,170	sf	10.00	41,700		
7	Paint interiors	5,000	sf	2.50	12,500		
8	Replace acoustic ceiling tiles throughout	5,000	sf	5.00	25,000		
9	Replace toilet partitions with plastic or metal partitions	6	ea	1,200.00	7,200		
10	Repair/replace damaged and missing fireproofing on steel. Assume 35 LF at 2'H beam.	35	lf	50.00	1,750		
11	Replace door knobs with lever trim. Assume 27 doors.	27	ea	100.00	2,700		
12	Replace lunch room cabinets/sink with accessible design. Assume 14 LF of plastic laminate wall and base cabinets with solid surface counter.	14	lf	500.00	7,000		
	Mechanical: Upgrades required:						
13	Upgrade controls in administration area.	20,758	sf	3.00	62,274		
14	Provide code compliant ventilation throughout the building including exhaust in the garage and toilet/shower/locker rooms.	20,758	sf	5.00	103,790		
15	Provide a building management system throughout the building.	20,758	sf	3.00	62,274		
	Electrical: Upgrades required:						
16	GFCI protected receptacles should be installed where required by the NEC.	20,758	sf	0.50	10,379		
17	Lighting should be upgraded to high efficiency LED with higher Lumen packages in Equipment Storage and Wash Bay. Lighting controls such as occupancy sensors and daylight dimming sensors should be installed to further reduce energy	20,758	sf	10.00	207,580		
18	Manual transfer switch with a generator tap box	1	ea	5,000.00	5,000		
19	New Cat6 tel/data wiring shall be provided and run to a data rack with patch panels in a secure location with appropriate power and conditioning requirements.	20,758	sf	3.00	62,274		
	Plumbing/FP: Upgrades required:						
20	Replace existing plumbing fixtures with new accessible water conserving type fixtures.	18	ea	2,500.00	45,000		
21	Replace antiquated shutoff valves on domestic water system.	1	ea	1,200.00	1,200		
22	Replace "out of order" drinking fountain.	1	ea	5,000.00	5,000		
23	Replace electric bell.	1	ea	1,000.00	1,000		
24	In any renovated space, replace existing 35 year old sprinkler heads with new quick response type sprinkler heads.	20,758	sf	0.75	15,569		
25	Add missing cap to fire department connection.	1	ea	200.00	200		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	259,122.50	259,123		
					Total	3,295,613	
CURRENT 2018 CONSTRUCTION COSTS							3,295,613

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Joint Recreation and Senior Center – existing site at 227-229 Huttleston Avenue

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
New additions:							
1	Recreation Center to receive approximately 990 GSF addition.	990	sf	500.00	495,000		
2	Senior Center to receive two additions. Addition to the east is 1,300 GSF. Addition to the south is 1,760 GSF.	3,060	sf	500.00	1,530,000		
3	Electrical: If a building expansion was to be provided, then a new single electric service would be recommended. The existing panels would be backed from the new service switchgear.	1	ls	75,000.00	75,000		
Interior renovations:							
4	Recreation Center: One storage room to be converted to an office (approximately 100 sf).	100	sf	200.00	20,000		
5	Senior Center: Approximately 550 sf of enclosed multipurpose room to be renovated into Lounge/Presentation space.	550	sf	200.00	110,000		
6	Renovated offices are approximately 450 sf. Light renovations needed here (paint, flooring) as there is no change to walls/doors, etc.	450	sf	150.00	67,500		
Deferred Maintenance Items at Senior Center:							
7	Repair cracked sidewalks at entrances. Assume 100LF.	100	lf	25.00	2,500		
8	Reattach loose shingles. Assume 100SF.	100	sf	25.00	2,500		
9	Plan for painting of exterior wood siding. See existing elevations.	12,546	sf	1.75	21,956		
10	Repair/replace parge foundation wall insulation. Assume 80SF.	80	sf	50.00	4,000		
11	Plan for replacement of plastic laminate cabinets (wall and base) and counters. Assume 62 lf	62	lf	500.00	31,000		
12	Roofing inspection by a roofing contractor should be performed to determine the cause of black staining (possible extractive bleeding or algae growth). Debris should be removed regularly from gutters and gutters should be inspected for condition. Dented downspouts should be repaired/replaced to allow free stormwater flow.	1	ls	5,000.00	5,000		
13	Mechanical: Existing grade mounted air handling unit and all digital controls have surpassed life expectancy and should be replaced. Existing indoor air handling unit including the air cooled condenser is approaching life expectancy and should be replaced. Replace with similar types.	12,546	sf	10.00	125,460		
14	Electrical: Install new emergency back-up generator to serve both Senior Center and Recreation Center (none existing).	1	ls	75,000.00	75,000		
Plumbing/FP:							
15	Replace all plumbing fixtures with water conservation type.	28	ea	2,500.00	70,000		
16	No sprinkler system exists. Extend existing sprinkler system in Recreation Center to Senior Center.	12,546	sf	8.00	100,368		
Deferred Maintenance Items at Recreation Center:							
17	Repair cracked sidewalks at entrances. Assume 100LF.	100	lf	25.00	2,500		
18	Remove and replace sealant joints at CMU control joints. Assume 180LF.	180	lf	25.00	4,500		
19	Install door actuators at gymnasium doors at all ramp locations. Assume 6 locations.	6	ea	500.00	3,000		
20	Reattach loose shingles. Assume 100SF.	100	sf	10.00	1,000		
21	Plan for painting of exterior	5,457	sf	2.00	10,914		
22	Clean efflorescence from CMU	5,457	sf	1.00	5,457		
23	Remove plant material from CMU and from grade near CMU. Assume 100SF.	100	sf	15.00	1,500		
24	Install gaskets and sweeps at exterior hollow metal doors. Typical for 4.	4	ea	350.00	1,400		
25	Paint exterior hollow metal doors and frames. Typical for 4.	4	ea	200.00	800		
26	Replace carpet in offices. Assume 350SF.	350	sf	10.00	3,500		
27	Replace VCT in toilet rooms. Assume 240SF.	240	sf	10.00	2,400		
28	Patch GWB and paint interior. Assume 50SF of patching and paint all interior walls except interior face of gymnasium which are glazed block).	50	sf	25.00	1,250		
29	Replace stained ACT. Assume 400 SF.	400	sf	10.00	4,000		
30	Plan for replacement of plastic laminate cabinets and counters. Assume 20 LF of wall and base cabinets.	20	lf	500.00	10,000		
31	Regrade at exterior doors from gymnasium and south corridor and create an accessible egress path at exterior. Existing 4" step off concrete pad. Regrade around to eliminate step.	1	ls	5,000.00	5,000		

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate

Fairhaven, Ma



March 26, 2018

Joint Recreation and Senior Center – existing site at 227-229 Huttleston Avenue

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
32	Roofing inspection by a roofing contractor should be performed to determine the cause of black staining (possible extractive bleeding or algae growth). Debris should be removed regularly from gutters and gutters should be inspected for condition. Dented downspouts should be repaired/replaced to allow free stormwater flow.	1	ls	5,000.00	5,000		
33	Mechanical: Existing grade mounted air handling unit and all digital controls have surpassed life expectancy and should be replaced. Two existing indoor air handling units including the air cooled condenser is approaching life expectancy and should be replaced. Replace with similar types.	5,457	sf	10.00	54,570		
	Electrical:						
34	Install new emergency back-up generator to serve both Senior Center and Recreation Center (none existing).	1	ls	75,000.00	75,000		
35	Change exterior parking lot lights to LED fixtures of the cutoff type. Typical for 19.	19	ea	3,500.00	66,500		
	Plumbing/FP:						
36	Replace all plumbing fixtures with water conservation type.	12	ea	2,500.00	30,000		
37	Provide new wet alarm check valve and extend system to Senior Center.	1	ls	2,500.00	2,500		
	Civil:						
38	Provide pavement markings for passenger loading zone and accessible parking spots.	1	ls	10,000.00	10,000		
39	Repair detention basin berm to cover the exposed liner.	1	ls	10,000.00	10,000		
40	Regrade detention basin to eliminate ponding.	1	ls	20,000.00	20,000		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	241,518.75	241,519		
					Total	3,307,594	
						CURRENT 2018 CONSTRUCTION COSTS	
						3,307,594	

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate
Fairhaven, Ma



March 26, 2018

School Administration Building – existing facility at 128 Washington Street

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	Cedar shingles need to be replaced as they are damaged, rotten, buckling and loose. Damage is especially evident on two short sides of building. Painted trim needs to be scraped and painted and wood rot was evident in many locations including wood sills.	4,864	sf	10.00	48,640		
2	Windows are mix of wood and vinyl. Wood windows need to be reglazed and some mutins are missing/broken. Vinyl windows are in good shape.	1	ls	5,000.00	5,000		
3	Exterior porch/ramp/stair assembly that needs work. Decking is loose, handrails need work, ramp needs new handrails, lattice is missing in locations, etc.	1	ls	10,000.00	10,000		
4	The precast steps at north egress door are spalled and paint is peeling.	1	ls	3,500.00	3,500		
5	On the interior, a gut renovation is required. First floor is administrative offices and two toilet rooms. Administrative offices would be a mix of half private and half open office along with a conference room. There's a kitchenette in the basement that would need to be relocated to the first floor. An IT room would need to be relocated to the first floor. The basement would be used for mechanical/utility only.	4,864	sf	125.00	608,000		
6	A HC lift should be added between the first floor and basement.	1	ls	50,000.00	50,000		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	181,285.00	181,285		
					Total	906,425	
CURRENT 2018 CONSTRUCTION COSTS							906,425

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate

Fairhaven, Ma

March 26, 2018



Town Hall – existing facility at 40 Center Street

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
1	New accessible path through building and window to be cut down to make new entrance. Lula and interior modifications	1	ls	150,000.00	150,000		
Deferred Maintenance Items:							
2	Remove deadbolt locks from exterior doors and install code compliant and historically appropriate panic hardware. Typical at 6 single doors and 3 sets of double doors.	9	ea	1,000.00	9,000		
3	Remove deadbolt lock from one interior egress door and install code compliant and historically appropriate lockset.	1	ea	1,000.00	1,000		
4	Remove deadbolt lock from one interior egress door and install code compliant and historically appropriate lockset.	1	ea	1,000.00	1,000		
5	Remove door knobs from 84 single interior doors and 6 pairs of interior double doors and provide historically appropriate lever style set.	96	ea	350.00	33,600		
6	Envelope, Mechanical, Electrical, Plumbing/FP: Systems analyzed under another study by another architect				TBD		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	48,650.00	48,650		
					Total	243,250	
CURRENT 2018 CONSTRUCTION COSTS							243,250

Option B

Fairhaven Public Facilities Improvement Plan

Study Cost Estimate
Fairhaven, Ma



March 26, 2018

Tripp School Building – existing facility at 56 Bridge Street

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Scope of work:							
1	Gut renovation of interior to make classrooms and administrative offices. (architectural, see mep below)	21,850	sf	100.00	2,185,000		
Exterior:							
2	Paint all exterior wood	21,850	sf	1.50	32,775		
3	Replace rotten wood trim and wood panel at basement	1	ls	10,000.00	10,000		
4	Remove algae/moss from masonry and concrete	1	ls	2,500.00	2,500		
5	Replace wood windows and clerestory with alum windows	504	sf	80.00	40,320		
6	Replace fiberglass windows with storefront	1,540	sf	95.00	146,300		
7	Regrade at egress doors to eliminate step at threshold.	3	ea	5,000.00	15,000		
8	Review humidity issues in basement with an envelope consultant and mechanical engineer. Sealing of dirt and concrete foundation may be advised.	1	ls	25,000.00	25,000		
Structural:							
9	The chimney requires mortar joint repointing/brick replacement. Some brick mortar joints at the northwest corner of the building also require repointing.	1	ls	10,000.00	10,000		
10	The concrete steps and walks along the west side of the building are in poor condition and should be repaired or replaced. The spalled concrete lintel above the west areaway should also be repaired.	1	ls	25,000.00	25,000		
11	There are approximately 26 brick piers/columns within the basement (average height of 5'-8') that are in poor condition and require reconstruction. The piers/columns are generally within a crawlspace area. Various bricks within brick walls of the basement are also deteriorated and require replacement/patching.	26	ea	2,500.00	65,000		
Mechanical:							
23	Boiler and oil tank are in good condition.						
24	Add mechanical ventilation to the building	21,850	sf	5.00	109,250		
25	Replace existing ductless split system units with new (2).	2	ea	6,500.00	13,000		
25	Install building management system.	21,850	sf	5.00	109,250		
Electrical:							
25	All electrical systems should undergo a complete gut rehab.	21,850	sf	20.00	437,000		
Plumbing/FP:							
25	Provide new Fire/Sprinkler system.	21,850	sf	8.00	174,800		
25	Replace all plumbing fixtures	21,850	sf	5.00	109,250		
	Mark-ups - GC/GR, permits, overhead and profit	1	ls	1,052,833.50	1,052,834		
					Total	4,562,279	
CURRENT 2018 CONSTRUCTION COSTS							4,562,279