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Re: 5400.58-8-Senior Center Cost Estimate –Option C-12.11.2017

The following is a summary of the projected construction costs for proposed alterations to the day care building into a new Wayland Community Center, Option C. The cost numbers include building cost projected to the construction period ending in 2017 as well as site development cost for a new parking lot for 100 cars. The gross area of the existing building is 10,250 SF.

COST SUMMARY

The following is a summary of costs that may be anticipated for the bidding, design and construction of the new Community Center in Wayland. The COA Building Committee has reviewed the building and site concepts that were prepared. The Wayland Energy Committee has recommended designing a Net Zero Energy retrofit of the existing building. Therefore, the following numbers should be used for funding the project:

Building & Site cost with O, H & P, Mark-up, Gen. Conditions & Contingency	
Subtotal	\$4,100,000
Inflation	Spring 2019
Total	\$4,305,000

The following is a cost summary of additional project development costs that may be anticipated for the bidding, design and construction of the new Community Center in Wayland.

*Architectural Design fee @8.5%	\$ 365,925.
HAZMAT testing/ reporting	\$ 22,500.
System commissioning	\$ 80,000.
FF&E, interior design & selection fee	\$ 28,000.
*Design contingency	\$ 25,600.
Misc. testing during construction	\$ 45,000.
*Printing, etc. expenses @10% of Design fee	\$ 36,593.
Furniture, fixtures, office equipment	\$ 280,000.
*Kitchen equipment, including design fee	\$ 90,000.
Clerk of the Works	\$ 80,000.
*Owner's Project Manager	\$ 129,180.
*Addtl. provision for ConCom Review	\$ 40,000.

Subtotal	\$ 1,222,798.
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Total Building/Site Cost

\$5,527,798.

* Indicates items or portions of items needed for spring town meeting request as follows:

- Request funding sufficient to take the project through the bid phase, i.e. 80% of design fee \$292,740 at Spring 2018 ATM.
- Design contingency \$25,000
- Printing cost \$36,593
- Kitchen Design \$9,000
- OPM (Design/ Bid Phase) \$65,000
- ConCom Engineering \$40,000

Total \$468,333

Alternatives to the size of additions to the project will vary in proportion to the size of the project price at about \$354/SF for construction and related site work.
e.g., Art Room/kiln Annex Alternate (3,375 SF X \$354/SF = \$ 1,194,750.)

Note that the existing balance of approximately \$88,000 for the CoA/CCAC Study is already committed to environmental testing, flagging and engineering consulting services for the purpose of obtaining a development resolution with the Wayland Conservation Commission as well as architectural programming, design revisions and cost estimating needed in preparation for the spring ATM. Any balance left from those expenses may be carried forward to fund the services of an Owner's Project Manager during the next period.

Architectural Study fee	\$ 9,500.
Misc. HAZMAT testing prior to ATM	\$ 35,000.
Printing, etc. expenses	\$ 6,500.
Engineering design (MEP&FP)	\$ 9,000.
Cost Estimating fee	\$ 3,500.
Owner's Project Manager up to ATM	\$ 15,000.
Add'tl. engineering for ConCom Review	\$ 9,000.

Subtotal	\$ 87,500.
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Total CoA/CCAC Limit	\$ 88,000.
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