

# [building study estimate]

prepared by Spagnolo Gisness & Associates  
**03.18.14**

## Town of Dedham

Town Offices, Senior Center, Police Department and Fire  
Department Building Study Options

Dedham, MA

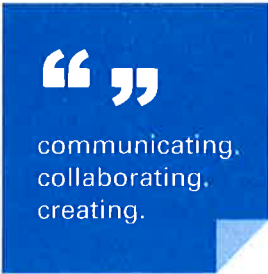


**SPAGNOLO GISNESS & ASSOCIATES, INC.**  
architecture | interior design | planning | environmental graphics





200 high street  
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 t.857-300-2610  
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## building study estimate:

Town Offices,  
 Senior Center,  
 Police Department,  
 Fire Department  
 Building Options

**TOWN OF DEDHAM  
 DEDHAM, MA**

**003581.00  
 03.18.14**

## building design + construction cost summary

	CONSTRUCTION START	GROSS FLOOR AREA	\$/SF	ESTIMATED COST
<b>OPTION 1</b>				
MINOR RENOVATION AMES SCHOOL BUILDING INTO TOWN HALL & SENIOR CENTER	Jan-16	50,000	\$50.66	\$2,533,000
SITE WORK	Jan-16			No Work
HAZARDOUS REMOVALS [Allowance]		50,000	\$5.00	\$250,000
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	50,000	\$55.66	\$2,783,000
• General Conditions		8%		\$222,640
• Bonds and Insurances		2%		\$55,660
• Permit [assumed waived by town]				
• Fee		5%		\$139,150
Design and Estimating Contingency		15.0%		\$480,067
<b>TOTAL FY2014 COSTS</b>		50,000	\$73.61	<b>\$3,680,517</b>
<b>ESCALATION TO START (JAN 2016)</b>		6%		<b>\$220,831</b>
Furniture Fixtures & Equipment				\$531,000
Architectural & Engineering		8%		\$222,640
Owner's Project Manager				\$150,000
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		50,000	\$96.10	<b>\$4,804,988</b>



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	CONSTRUCTION START	GROSS FLOOR AREA	\$/SF	ESTIMATED COST
<b>OPTION 2</b>				
MAJOR RENOVATION AMES SCHOOL BUILDING INTO TOWN HALL & SENIOR CENTER	JAN-16	50,000	\$129.77	\$6,488,544
SITE WORK	JAN-16			\$800,000
HAZARDOUS REMOVALS [Allowance]		50,000	\$5.00	\$250,000
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	50,000	\$150.77	\$7,538,544
• General Conditions		8%		\$603,803
• Bonds and Insurances		2%		\$150,770
• Permit [assumed waived by town]				
• Fee		5%		\$376,927
Design and Estimating Contingency		15.0%		\$1,300,398
<b>TOTAL FY2014 COSTS</b>		50,000	\$199.39	<b>\$9,969,722</b>
<b>ESCALATION TO START (JAN 2016)</b>		6%		<b>\$598,186</b>
Furniture Fixtures & Equipment				\$531,000
Architectural & Engineering		8%		\$603,000
Owner's Project Manager				\$300,000
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		50,000	\$240.04	<b>\$12,001,991</b>



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	CONSTRUCTION START	GROSS FLOOR AREA	\$/SF	ESTIMATED COST
<b>OPTION 3</b>				
MINOR RENOVATION AMES SCHOOL BUILDING INTO POLICE STATION & SENIOR CENTER	JAN-16	50,000	\$61.02	\$4,740,000
SITE WORK	JAN-16			\$ 200,000
HAZARDOUS REMOVALS [Allowance]		50,000	\$5.00	\$250,000
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	50,000	\$103.80	\$5,190,000
• General Conditions		8%		\$415,200
• Bonds and Insurances		2%		\$103,800
• Permit [assumed waived by town]				
• Fee		5%		\$259,500
Design and Estimating Contingency		15.0%		\$895,275
<b>TOTAL FY2014 COSTS</b>		50,000	\$137.27	<b>\$6,863,775</b>
<b>ESCALATION TO START (JAN 2016)</b>		6%		<b>\$411,826</b>
Furniture Fixtures & Equipment				\$727,000
Architectural & Engineering		8%		\$415,000
Owner's Project Manager				\$200,000
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		50,000	\$172.35	<b>\$8,617,801</b>



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	<b>CONSTRUCTION START</b>	<b>GROSS FLOOR AREA</b>	<b>\$/SF</b>	<b>ESTIMATED COST</b>
<b>OPTION 4</b>				
MAJOR RENOVATION AMES SCHOOL BUILDING INTO POLICE STATION & SENIOR CENTER	JAN-16	50,000	\$180.00	\$9,000,000
SITE WORK	JAN-16			\$800,000
HAZARDOUS REMOVALS [Allowance]		50,000	\$5.00	\$250,000
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	50,000	\$201.00	\$10,050,000
• General Conditions		8%		\$804,000
• Bonds and Insurances		2%		\$201,000
• Permit [assumed waived by town]				
• Fee		5%		\$502,500
Design and Estimating Contingency		15.0%		\$1,733,625
<b>TOTAL FY2014 COSTS</b>		50,000	\$265.82	<b>\$13,291,125</b>
<b>ESCALATION TO START (JAN 2016)</b>		6%		<b>\$797,467</b>
Furniture Fixtures & Equipment				\$727,000
Architectural & Engineering		8%		\$415,200
Owner's Project Manager				\$300,000
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		50,000	\$310.62	<b>\$15,530,792</b>



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	CONSTRUCTION START	GROSS FLOOR AREA	\$/SF	ESTIMATED COST
<b>OPTION 5</b>				
MAJOR RENOVATION TO TOWN HALL INTO POLICE STATION	Jan-17	18,000	\$160.00	\$2,880,000
ADDITION TO TOWN HALL FOR POLICE STATION PROGRAM	Jan-17	3,000	\$633.33	\$1,900,000
SITE WORK	Jan-17			\$ 500,000
HAZARDOUS REMOVALS [Allowance]		18,000	\$5.00	\$90,000
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	21,000	\$255.71	\$5,370,000
• General Conditions		8%		\$429,600
• Bonds and Insurances		2%		\$107,400
• Permit [assumed waived by town]				
• Fee		5%		\$268,500
Design and Estimating Contingency		15.0%		\$926,325
<b>TOTAL FY2014 COSTS</b>		21,000	\$243.72	<b>\$7,101,825</b>
<b>ESCALATION TO START (JAN 2017)</b>		10%		<b>\$710,182</b>
Furniture Fixtures & Equipment				\$567,000
Architectural & Engineering		12%		\$644,400
Owner's Project Manager				\$409,500
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		21,000	\$449.18	<b>\$9,432,907</b>



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	<b>CONSTRUCTION START</b>	<b>GROSS FLOOR AREA</b>	<b>\$/SF</b>	<b>ESTIMATED COST</b>
<b>OPTION 6</b>				
MAJOR RENOVATION TO EXISTING FIRE STATION	Jan-16	11,434	\$220.00	\$2,515,480
ADDITION TO FIRE STATION	Jan-16	10,549	\$280.00	\$2,953,720
SITE WORK	Jan-16			\$800,000
HAZARDOUS REMOVALS [Allowance]		11,434	\$5.00	\$57,170
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	21,983	\$287.78	\$6,326,370
• General Conditions		8%		\$506,109
• Bonds and Insurances		2%		\$126,527
• Permit [assumed waived by town]				
• Fee		5%		\$316,318
Design and Estimating Contingency		15.0%		\$1,091,298
<b>TOTAL FY2014 COSTS</b>		21,983	\$380.60	<b>\$8,366,622</b>
<b>ESCALATION TO START (JAN 2016)</b>		6%		<b>\$501,997</b>
Furniture Fixtures & Equipment				\$594,000
Architectural & Engineering		12%		\$759,164
Owner's Project Manager				\$400,000
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		21,983	\$483.18	<b>\$10,621,783</b>



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	CONSTRUCTION START	GROSS FLOOR AREA	\$/SF	ESTIMATED COST
<b>OPTION 7</b>				
NEW PUBLIC SAFETY BUILDING	Jul-17	42,983	\$260.00	\$11,175,580
DEMOLISH TOWN HALL	Jul-17	18,000	\$8.00	\$144,000
DEMOLISH FIRE STATION	Jul-17	11,434	\$8.00	\$91,472
SITE WORK	Jul-17			\$1,696,337
HAZARDOUS REMOVALS [Allowance]		29,434	\$5.00	\$147,170
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	42,983	\$308.37	\$13,254,559
• General Conditions		8%		\$1,060,365
• Bonds and Insurances		2%		\$265,091
• Permit [assumed waived by town]				
• Fee		5%		\$662,728
Design and Estimating		15.0%		\$2,286,411
Contingency				
<b>TOTAL FY2014 COSTS</b>		42,983	\$407.82	<b>\$17,529,154</b>
<b>ESCALATION TO START (JULY 2017)</b>		8%		<b>\$1,402,332</b>
Furniture Fixtures & Equipment				\$1,161,000
Architectural & Engineering		12%		\$1,590,547
Owner's Project Manager				\$546,000
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		42,983	\$516.95	<b>\$22,229,033</b>





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<b>OPTION 8</b>				
MAJOR RENOVATION TO EXISTING POLICE STATION	Jan-16	9,720	\$240.00	\$2,332,800
ADDITION TO POLICE STATION	Jan-16	6,770	\$300.00	\$2,031,000
SITE WORK	Jan-16			\$800,000
HAZARDOUS REMOVALS [Allowance]		9,720	\$5.00	\$48,600
<b>SUBTOTAL TRADE COSTS</b>	Jul-14	16,490	\$316.09	\$5,212,400
• General Conditions		8%		\$416,992
• Bonds and Insurances		2%		\$104,248
• Permit [assumed waived by town]				
• Fee		5%		\$260,620
Design and Estimating Contingency		15.0%		\$899,139
<b>TOTAL FY2014 COSTS</b>		16,490	\$418.03	<b>\$6,893,399</b>
<b>ESCALATION TO START (JAN 2016)</b>		6%		<b>\$413,603</b>
Furniture Fixtures & Equipment				\$445,230
Architectural & Engineering		8%		\$625,488
Owner's Project Manager				\$409,500
<b>TOTAL DESIGN + CONSTRUCTION ESCALATED TO START OF CONSTRUCTION</b>		16,490	\$532.88	<b>\$8,787,220</b>