

**Middleton Building Upgrades
Fire Station, Police Station, Town Hall & Counsel on Aging**

Study Cost Estimate

Middleton, Ma

Prepared by:



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Prepared for:

HKT Architects

April 5, 2021

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COST SUMMARY AND QUALIFICATIONS

Building	Year	Project Cost
1 FIRE STATION	2023	\$9,627,522
2 POLICE STATION	2025	\$10,013,681
3 TOWN HALL	2027	\$9,134,739
4 COUNSEL ON AGING	2029	\$2,715,291
Total Project Costs		\$31,491,233

This cost estimate was produced from memo and 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 within 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.

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Current Costs (2021 dollars)						10 year escalated costs - (5% average per year)											
#	Building	SF	Construction Cost	\$/SF	Total Project Cost Includes construction + 30% soft costs + 10% project contingency	\$/SF	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1	FIRE STATION	9,531	\$6,237,462	\$654	\$8,732,447	\$916	\$9,169,069	\$9,627,522	\$10,108,898	\$10,614,343	\$11,145,060	\$11,702,313	\$12,287,429	\$12,901,800	\$13,546,890	\$14,224,235	\$14,935,447
2	POLICE STATION	12,958	\$5,884,486	\$454	\$8,238,280	\$636	\$8,650,194	\$9,082,704	\$9,536,839	\$10,013,681	\$10,514,365	\$11,040,083	\$11,592,087	\$12,171,691	\$12,780,276	\$13,419,290	\$14,090,255
3	TOWN HALL	11,640	\$4,868,916	\$418	\$6,816,482	\$586	\$7,157,306	\$7,515,171	\$7,890,930	\$8,285,477	\$8,699,751	\$9,134,739	\$9,591,476	\$10,071,050	\$10,574,603	\$11,103,333	\$11,658,500
4	COUNSEL ON AGING	4,570	\$1,312,725	\$287	\$1,837,815	\$402	\$1,929,706	\$2,026,191	\$2,127,501	\$2,233,876	\$2,345,570	\$2,462,849	\$2,585,991	\$2,715,291	\$2,851,056	\$2,993,609	\$3,143,289

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FIRE STATION

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Building Renovations/Addition							
<u>Building systems upgrades</u>							
1	All new HVAC will be required to meet code	9,530	sf	55.00	524,150		
2	Add Fire Suppression	9,530	sf	15.00	142,950		
3	Provide new separate water service and pump for new fire suppression system	1	ls	50,000.00	50,000		
4	Provide new stair tower between second floor and grade	1,200	sf	750.00	900,000		
5	Provide new stair at back of office/storage to second floor	600	sf	750.00	450,000		
6	Elevator to First Floor (includes shaft)	1	ls	300,000.00	300,000		
7	Service should be re-routed when elevator is added	1	ls	50,000.00	50,000		
<u>Basement</u>							
1	Relocate IT	1	ls	30,000.00	30,000		
<u>First Floor</u>							
1	Relocate public entry to allow room for new elevator	1	ls	30,000.00	30,000		
2	Major structural repairs and refinishing apparatus bay floor. Provide epoxy coating with non-slip finish	2,600	sf	20.00	52,000		
<u>Second floor</u>							
1	The second floor will need to be demolished so that the floor can be raised to make room for the fire trucks	3,120	sf	15.00	46,800		
2	Provide entirely new second floor space with a new stair connection	3,120	sf	125.00	390,000		
3	New kitchen, sleeping quarters, lounge and office/meeting space	2,496	sf	75.00	187,200		
4	New roof, windows and envelope for second floor	3,120	sf	125.00	390,000		
5	Provide Sleeping/bathroom facilities for female firefighters (Part of new second floor)	624	sf	75.00	46,800		
38% Markups - GC, O&P, Insurance, Bonds Contingencies							
		1	ls	1,364,162.00	1,364,162		4,954,062
Total Building and Site - \$/sf							
		9,530	sf	519.84	4,954,062		
Temporary Facilities							
1	Apparatus bay tent	1	ls	230,000.00	230,000		
2	Trailers rental	1	ls	450,000.00	450,000		
3	Sitework	1	ls	250,000.00	250,000		
38% Markups - GC, O&P, Insurance, Bonds Contingencies							
		1	ls	353,400.00	353,400		1,283,400
Total							
		1	sf	1,283,400.00	1,283,400		
CURRENT 2021 CONSTRUCTION COSTS							
							6,237,462

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POLICE STATION

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Building Renovations/Addition							
<u>Building systems upgrades</u>							
1	Rewire the entire building.	12,958	sf	15.00	194,370		
2a	New asphalt shingle roof on gambrel roofs	7,250	sf	18.00	130,500		
2b	New rubber roof over modules	1,450	sf	25.00	36,250		
3	New HVAC system	12,958	sf	55.00	712,690		
4	Covered Parking for 4 vehicles	1,000	sf	300.00	300,000		
5	Add new drive-through sally port at rear of building (assume 800 sf, attached at rear of building)	800	sf	850.00	680,000		
6	Add elevator to second floor (includes shaft)	1	stp	300,000.00	300,000		
<u>Basement</u>							
1	N/A - Inc above						
<u>First Floor</u>							
1	Subfloor repairs, new underlayment and new rubber tile flooring	7,554	sf	15.00	113,310		
2	Reconfiguring spaces to meet current needs	7,554	sf	100.00	755,400		
<u>Second floor</u>							
1	Secondary work for new elevator	1	ls	50,000.00	50,000		
2	Reconfiguring spaces to meet current needs	2,916	sf	100.00	291,600		
38% Markups - GC, O&P, Insurance, Bonds Contingencies							
		1	ls	1,354,365.60	1,354,366		4,918,486
Total Building and Site - \$/sf							
		12,958	sf	379.57	4,918,486		
Temporary Facilities							
1	Trailers rental	1	ls	450,000.00	450,000		
2	Sitework	1	ls	250,000.00	250,000		
38% Markups - GC, O&P, Insurance, Bonds Contingencies							
		1	ls	266,000.00	266,000		966,000
Total							
		12,958	sf	74.55	966,000		
CURRENT 2021 CONSTRUCTION COSTS							
							5,884,486

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TOWN HALL

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Building Renovations							
<u>Building systems upgrades</u>							
1	New elevator between grade and the first and second floors (included shaft)	2	stps	300,000.00	600,000		
2	New asphalt shingle roof	4,500	sf	18.00	81,000		
3	New Fire suppression system	11,640	sf	15.00	174,600		
4	New HVAC	11,640	sf	55.00	640,200		
5	New Plumbing	11,640	sf	15.00	174,600		
6	New electrical	11,640	sf	40.00	465,600		
<u>Basement</u>							
1	Approximately 25% of the first floor is shored to take the structural loads required by code. The remaining area of the original building needs to be shored in a similar manner	3,140	sf	30.00	94,200		
2	Remove existing brick masonry chimney flue	1	ls	20,000.00	20,000		
<u>First Floor</u>							
1	Provide new accessible entry lobby at new elevator	1	ls	100,000.00	100,000		
2	Reconfiguring spaces to meet current needs	3,140	sf	100.00	314,000		
<u>Second floor</u>							
1	Reconfiguring spaces to meet current needs	3,140	sf	100.00	314,000		
38% Markups - GC, O&P, Insurance, Bonds Contingencies							
				1	ls	1,131,716.00	1,131,716
							4,109,916
Total Building and Site - \$/sf							
				11,640	sf	353.09	4,109,916
Temporary Facilities							
1	Trailers rental	1	ls	350,000.00	350,000		
2	Sitework	1	ls	200,000.00	200,000		
38% Markups - GC, O&P, Insurance, Bonds Contingencies							
				1	ls	209,000.00	209,000
							759,000
Total				11,640	sf	65.21	759,000
CURRENT 2021 CONSTRUCTION COSTS							
4,868,916							

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**COUNSEL ON AGING**

ITEM	SCOPE DESCRIPTION	QUANTITY	UNIT	COST/SF	EST'D COST	SUB TOTAL	TOTAL COST
Building Renovations							
<u>Building systems upgrades</u>							
1	New Fire suppression system	4,570	sf	15.00	68,550		
3	New HVAC	4,570	sf	55.00	251,350		
4	New Plumbing	4,570	sf	15.00	68,550		
5	New electrical	4,570	sf	40.00	182,800		
6	Upgrade or new septic system	1	ls	75,000.00	75,000		
7	Repair failing retaining wall	1	ls	100,000.00	100,000		
<u>Basement</u>							
1	Upgrade toilet rooms and kitchen for accessibility	3	rms	35,000.00	105,000		
<u>First Floor</u>							
1	Accessible entry goes into the middle of the large meeting hall. There should be a lift into the lobby that connects to the spaces on the mezzanine	1	ls	50,000.00	50,000		
2	The stage needs an accessible lift	1	ls	50,000.00	50,000		
<u>Mezzanine</u>							
1	N/A						
38% Markups - GC, O&P, Insurance, Bonds Contingencies				1	ls	361,475.00	361,475
Total Building and Site - \$/sf				4,570	sf	287.25	1,312,725
							CURRENT 2021 CONSTRUCTION COSTS
							1,312,725