



Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate

24 January 2022

Prepared by
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for Drummey Rosane Anderson, Inc.



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Section 1 Estimate Summary

Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
 Conceptual Cost Estimate



19,000 gsf

Description	Quantity	Unit Cost	Total
General Requirements		8.53 /gsf	162,033
Existing Conditions		18.85 /gsf	358,172
Concrete		4.71 /gsf	89,500
Masonry		8.53 /gsf	162,110
Metals		15.00 /gsf	284,933
Wood, Plastics, and Composites		29.81 /gsf	566,367
Thermal and Moisture Protection		6.93 /gsf	131,705
Openings		17.81 /gsf	338,380
Finishes		37.26 /gsf	708,003
Specialties		3.68 /gsf	69,831
Equipment		0.34 /gsf	6,400
Furnishings		0.40 /gsf	7,500
Conveying Equipment		4.05 /gsf	77,000
Fire Suppression		6.08 /gsf	115,500
Plumbing		12.63 /gsf	240,000
HVAC		50.40 /gsf	957,500
Electrical		75.53 /gsf	1,435,000
Communications		6.00 /gsf	114,000
Electronic Safety and Security		6.00 /gsf	114,000
Earthwork		3.25 /gsf	61,812
Exterior Improvements		18.34 /gsf	348,502
Utilities		38.95 /gsf	740,000

Estimate Totals

Trade Contractor Subtotal			367.27 /gsf	7,088,248
General Conditions	10.00 %	708,825	36.73 /gsf	
OH&P	10.00 %	708,825	36.73 /gsf	
Design Contingency	10.00 %	850,590	44.07 /gsf	
Bonds and Insurance	2.00 %	187,130	9.70 /gsf	
Construction Hard Cost			494.49 /gsf	9,543,617
Owners' Soft Costs	25.00 %	2,385,904	123.62 /gsf	
Project Total, January 2022			618.11 /gsf	11,929,522
Escalation to 1st Q 2023	10.00 %	1,192,952	61.81 /gsf	
Total			679.92 /gsf	13,122,474

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Description	Quantity	Unit Cost	Total
Project General Requirements			
General Requirements	<u>19,000 gsf</u>	<u>8.71 /gsf</u>	<u>165,533</u>
Project General Requirements	19,000 gsf	8.71 /gsf	165,533
Winslow Renovations			
Shell	17,836 gsf	41.08 /gsf	732,652
Interiors	17,836 gsf	51.46 /gsf	917,822
Services	17,836 gsf	182.27 /gsf	3,250,870
Equipment & Furnishings	17,836 gsf	0.71 /gsf	12,650
Special Construction & Demolition	<u>17,836 gsf</u>	<u>17.32 /gsf</u>	<u>308,946</u>
Winslow Renovations	17,836 gsf	292.83 /gsf	5,222,940
ADA: Elevator Addition and Ramp			
Substructure	1,164 gsf	71.62 /gsf	83,367
Shell	1,164 gsf	357.68 /gsf	416,340
Interiors	1,164 gsf	91.37 /gsf	106,360
Services	1,164 gsf	173.65 /gsf	202,130
Equipment & Furnishings	1,164 gsf	1.07 /gsf	1,250
Special Construction & Demolition	<u>1,164 gsf</u>	<u>6.54 /gsf</u>	<u>7,610</u>
ADA: Elevator Addition and Ramp	1,164 gsf	701.94 /gsf	817,057
Sitework			
Building Sitework	<u>19,000 gsf</u>	<u>46.46 /gsf</u>	<u>882,718</u>
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Estimate Totals

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Section 2 Assumptions and Clarifications



Assumptions and Clarifications

We based the estimate of probable cost for conversion of Winslow School to town hall offices, in Tyngsborough, Massachusetts, on feasibility study documents provided by Drummey Rosane Anderson, Inc. (DRA) as listed in Section 5 of this report. The following assumptions clarify the estimate:

1. The cost estimate includes escalation, added below the line, to adjust for the rising costs in the current market. We assume an escalation rate of 10% over the next year.
2. For purposes of assigning escalation, we assume a construction start in the first quarter of 2023.
3. The estimate includes percentage markups for the following costs:
 - a. General conditions, insurances, overhead and profit for the general contractor.
 - b. Design contingency.
 - c. Payment and performance bonds.
 - d. Owner soft costs for:
 - i. Architect/engineer design fees.
 - ii. Interior design fees.
 - iii. Geotechnical borings.
 - iv. Furnishing fixtures and equipment.
 - v. Legal fees for town bond.
 - vi. Moving expenses.
 - vii. Testing and inspections.
4. The estimate does not include sales tax or building permits, assuming these costs will be waived.
5. The estimate includes removal and disposal of asbestos and lead materials, based on the *Hazardous Materials Inspection Report for Winslow School*, dated 1/23/18, prepared by Asbestos Environmental Consultants.
6. The estimate includes draining and removal of the buried oil tank and the concrete slab above the tank. We assume the tank did not leak, and excavated soils may be hauled away as urban fill, not contaminated or hazardous materials.
7. The estimate includes removal of the current “Tyngsborough Town Offices Public Library” street sign and its reuse/modification for a new lighted building sign by the street.
8. The estimate includes an allowance for replacement of a portion of existing homasote subfloor material at the First Floor with new material to provide the proper surface for new finish floors.
9. The estimate includes demolition of the small shed in the location of the new elevator addition. We assume no utilities, such as an old well, are present; it is only a garden/utility shed.
10. The estimate includes replacement of the existing bulkhead door near the new elevator addition.
11. For pricing purposes, the estimate includes concrete masonry unit (CMU) backup for the new addition walls to be consistent with the interior and elevator shaft partitions, which are indicated as CMU. The exterior CMU will also provide additional support for floor and roof structures.
12. For additional assumptions, please refer to the responses to our requests for information, published in the RFI Log on the following pages.

**Project Name: Feasibility Study for Town of Tyngsborough
Tyngsborough, MA**

Requests for Information: Conceptual Estimate

RFI Submission Date: 19 January 2022



Item No.	Building	Topic	Comment / Issue / Question	Date of Inquiry	Response	Date of Response
RFI-01	Winslow	Areas of Refuge	Will elevator vestibules on the corridor side require smoke curtains to be designated as areas of refuge?	14 Jan 22	We don't need areas of refuge as we will have sprinklers	16 Jan 22
RFI-02	Winslow	Chimney	Drone images show the central chimney to be in bad shape. The SOW says to repair the top courses and add a new metal cap. a. Is it structurally sound? b. Will flue liners be required?	14 Jan 22	I think this may initially have been a gravity ventilation system as the walls are so thin. In reflection I would rebuild the tops of the walls and put a concrete cap over the top with a metal cap. If a boiler is needed a double wall metal flue will be needed.	16 Jan 22
RFI-03	Winslow	Site Demo	Drone images show the concrete pad over the buried oil tank clearly. What is the small box-like structure close to the building in the location of the new elevator addition? 	14 Jan 22	It appears to be a small shed that should be demolished.	16 Jan 22
RFI-04	Winslow	Geothermal Wells	Scope of Work Sitework Item 4 lists the wells for a ground source heat pump system as an option. I thought it was the base scheme?	14 Jan 22	GSHP is the base system. I mentioned that I was thinking about a VRF system and included conflicting items that should be ignored.	16 Jan 22
RFI-05	Winslow	Historic Designation	According the Tyngsboro Historical Commission website: "On March 7, 2017 the Winslow School and the Littlefield Library were placed on the Massachusetts Register of Historic Places by the Massachusetts Historical Commission, securing her spot in our town and in our hearts forever." Will MA-SHPO require restoration-quality window replacements?	14 Jan 22	The aluminum windows should be reasonably historically accurate. They will be most concerned with the pitched roof section where they may require wood windows, so include those just for that section.	16 Jan 22
RFI-06	Winslow	Door Replacement	The Scope of Work says, "Remove exit doors from first floor classroom and infill with wall construction faced with PVC panel." Could you clarify? Rendering seems different. 	14 Jan 22	Rendering is wrong in this case.	16 Jan 22



Item No.	Building	Topic	Comment / Issue / Question	Date of Inquiry	Response	Date of Response
RFI-07	Winslow	Window Replacement	Are any of the new windows operable?	14 Jan 22	Make them single hung	16 Jan 22
RFI-11	Winslow	Bulkhead Door	Will the project scope include renovating the bulkhead entrance and access to the cellar located beside the elevator addition?	15 Jan 22	Yes.	16 Jan 22
RFI-12	Winslow	Building Section, East Wing	<p>Could you confirm from your site visit if the east wing of the building, which looks like a former gymnasium, is two stories or one double-height space? Existing lower level plan shows doorways into the rooms; the existing upper level plan shows solid walls.</p>	15 Jan 22	Two stories. Doors into the spaces, by error, have not been shown on the existing plan	19 Jan 22



- temp fence - 1,000 LF
- temp fence gates

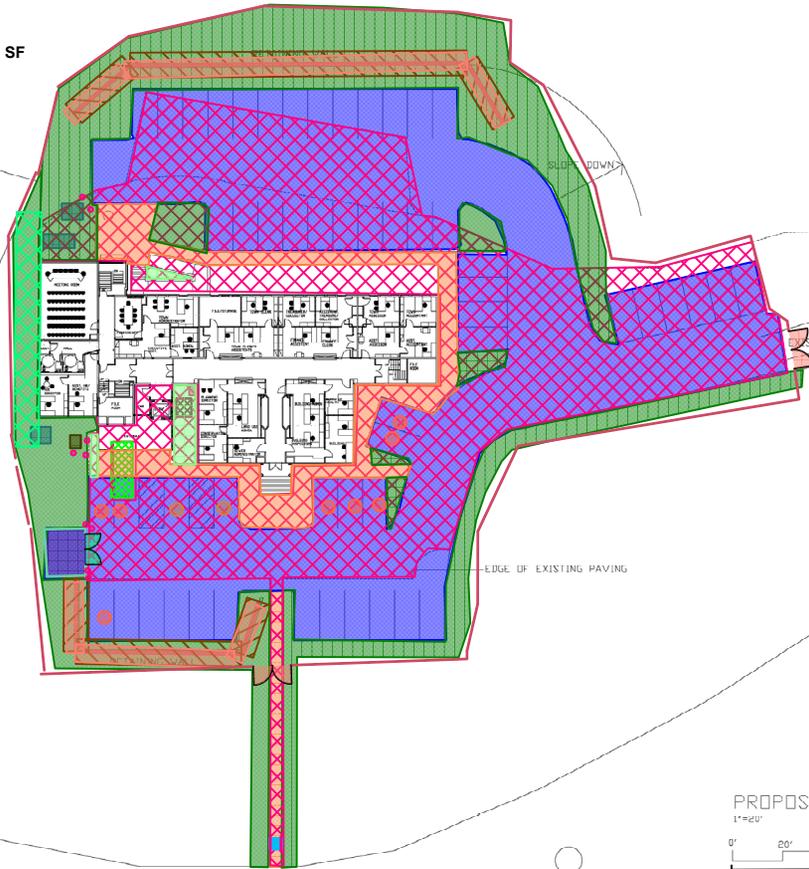
- Remove oil tank and concrete topping slab - 192 SF
- Remove old asphalt paving - 26,400 SF
- Remove old stair and railings at north side next to roadway - 22 SF
- Remove shed - 42 SF
- Excavate for retaining wall & footings - 689 CY
- Tree removal/clearing - 937 SF

- Retaining wall, 6' ave ht from top of wall to top of footing - 1,861 SF
- Retaining wall footing - 101 CY
- New stairway - 21 SF

- bollards - 9 EA
- Dumpster enclosure fence
- Dumpster enclosure gate - 1 EA
- New stairway handrails
- Replace bulkhead door - 12 SF

- Paving, dumpster pad - 282 SF
- Paving, mech pads - 178 SF
- Paving, parking lot and driveways - 26,020 SF
- paving, pavement marking, space count
- paving, pavement marking, space count HC
- Paving, sidewalks - 3,830 SF
- Paving, transformer pad - 23 SF

- Landscaped area, hydroseed - 16,200 SF
- Landscaped area/ground cover, mulch etc - 375 SF



PROPOSED SITE PLAN
 1"=20'
 DATE: 1-12-22
 0' 20' 40' 80'
 PLAN NORTH



Section 3 Building Area Summary



Building Area Summary

Description	Gross SF Area
Winslow School to Town of Tyngsborough Offices	
<i>Existing</i>	
Basement	8,918 gsf
First Floor	8,918 gsf
Subtotal Existing	17,836 gsf
<i>Elevator Addition</i>	
Basement	582 gsf
First Floor	582 gsf
Subtotal Addition	1,164 gsf
<hr/>	
Total GSF: Winslow School to Town of Tyngsborough Offices	19,000 gsf

Total Gross SF Areas by Floor

Basement	9,500 gsf
First Floor	9,500 gsf
Total GSF	19,000 gsf

Attic (for sprinklers only) 2,000 gsf



Section 4 Estimate Details

**Feasibility Study for Town of Tyngsborough
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Description	Quantity	Unit Cost	Total	
General Requirements				
Temporary Facilities and Controls				
Temporary Fencing, chain link	1,000 lf	10.00 /lf	10,000	
Temporary Fencing, gates	2 pr	1,500.00 /pr	3,000	
			13,000	
Temporary Utilities				
Temporary Heat	3 mo	10,000.00 /mo	30,000	
Temporary lighting	19,000 sf	1.10 /sf	20,900	
Temporary electric, power pole & service	1 ls	20,000.00 /ls	20,000	
Temporary water	1 ls	20,000.00 /ls	20,000	
			90,900	
Construction Waste Management and Disposal				
Cleaning Up, cleanup during construction - part-time labor cost	12 mo	4,290.28 /mo	51,483	
Cleaning Up, cleanup of floor area, final at end of job	19,000 sf	0.35 /sf	6,650	
			58,133	
General Requirements		19,000 gsf	8.53 /gsf	162,033
Existing Conditions				
Selective Site Demolition				
Erosion control	1 ls	3,000.00 /ls	3,000	
Break up old paving for new layout	2,000 sy	3.90 /sy	7,793	
Remove sidewalk from parking lot down to street on north side	70 sy	3.90 /sy	273	
Disconnect septic system; abandon field and tank in place	1 ls	500.00 /ls	500	
Remove and dispose of existing shed located in area of new elevator addition	1 ea	500.00 /ea	500	
Break up and remove concrete slab over underground oil tank	190 sf	5.00 /sf	950	
Demolish set of steps and handrails at bottom of slope, next to street	30 sf	10.00 /sf	300	
Clear away trees and brush to property line on east side of building	1,000 sf	12.00 /sf	12,000	
			25,316	
Selective Building Demolition, Exterior				
Existing Conditions Survey and Monitoring for Demo	1 ls	3,500.00 /ls	3,500	
Demolish exterior front wood steps and railings	1 ls	2,317.24 /ls	2,317	
Remove and salvage historic Winslow School sign	1 ls	600.00 /ls	600	
Remove areas of water damaged, missing or deteriorated plaster	2,500 sf	2.00 /sf	5,000	
Remove and dispose of existing cedar siding, wood trim, and roof edging	5,600 sf	5.00 /sf	28,000	
Cut new opening through exterior framed wall, 1st floor, at elevator	1 ea	2,750.00 /ea	2,750	
Cut new opening through exterior basement wall at elevator	1 ea	4,060.00 /ea	4,060	
Remove sill at existing window to create door opening at HC ramp	1 ea	800.00 /ea	800	
Remove steps and low height exit doors in exterior walls used for classroom exits	4 ea	400.00 /ea	1,600	
Remove basement and first floor windows and plywood panels	39 ea	150.00 /ea	5,850	
Remove approx 30' of heavy timber sill plate at bottom of exterior wall on South side damaged by termites; include shoring	30 lf	80.00 /lf	2,400	
Include an allowance for removal of other framing that may have been	30 lf	80.00 /lf	2,400	
Remove existing sheathing in areas of damage, allowance	100 sf	5.00 /sf	500	
			59,777	

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Description	Quantity	Unit Cost	Total
Selective Building Demolition, Interior			
Remove floor finishes, carpet and VCT – not including 2,700 sf 9"x9" brown tiles and 500 sf green & black tiles, with ACBM abatement	13,300 sf	0.78 /sf	10,395
Cut and remove slab-on-grade inside for new sanitary - allowance	100 sf	32.79 /sf	3,279
Remove wood cabinets and closets where required	100 lf	50.00 /lf	5,000
Remove water damaged homasote floor covering and in areas of new partitions – assume 50% of on first floor area needs replacement	4,000 sf	8.00 /sf	32,000
Remove wood stair railings	3 flt	400.06 /flt	1,200
Remove wood/plaster partitions as necessary for renovations	300 lf	50.00 /lf	15,000
Remove masonry partitions as necessary for renovations	160 lf	80.00 /lf	12,800
Cut new opening in existing interior gyp/plaster wall for door, 3'-0" wide	3 ea	500.00 /ea	1,500
Cut new opening in existing interior masonry wall for door, 3'-0" wide	2 ea	800.00 /ea	1,600
Remove all basement doors and frames	25 ea	100.00 /ea	2,500
Remove first floor doors and frames	9 ea	100.00 /ea	900
Remove first floor aluminum pair doors, interior and exterior	6 pr	200.00 /pr	1,200
Remove (10) blackboards - with abatement	incl	/incl	
Remove railings around boiler pit; cut posts below slab	50 lf	15.00 /lf	750
Remove all basement wood paneling on walls	500 sf	1.00 /sf	500
			88,624
Selective Building Demolition, Interior			
Selective Building Demolition, MEP			
Demolish toilet rooms and fixtures and other counters, sinks and water coolers	17,836 sf	0.75 /sf	13,377
Remove ex mech equipment, including boiler, flue, piping, radiators, pumps, ductwork, etc – ACBM cost with HazMat	17,836 sf	1.00 /sf	17,836
Remove all electrical wiring and fixtures, outlets, switches, etc (fluorescent fixtures with abatement)	17,836 sf	0.50 /sf	8,918
Remove Fire Alarm System	17,836 sf	0.10 /sf	1,784
			41,915
Selective Building Demolition, MEP			
Underground Oil Tank Demolition, Non-HazMat			
Pump and remove Underground Oil Tank and associated piping	1 ea	1,200.00 /ea	1,200
Excavate soils from tank area; haul away as urban fill but not polluted or contaminated materials	8 cy	200.01 /cy	1,600
Test soils around removed oil tank area for contamination – excludes potential remediation of soils	20 ea	500.00 /ea	10,000
			12,800
Underground Oil Tank Demolition, Non-HazMat			
Abatement			
Abatement of ACBM per report by Asbestos Environmental Consultants, dated 23 Jan 18	1 alw	43,825.00 /alw	43,825
Abatement of assumed ACBM per report: building wrap, flashing, sinks, black boards, boiler base, city water pipe insulation	1 alw	51,510.00 /alw	51,510
Abatement of lead per report: fluorescent lights, light ballasts, thermostats, and boiler demo	1 alw	4,815.00 /alw	4,815
Add abatement cost escalation from Jan 2018 to current Jan 2022, 20%	100,150 \$\$	0.20 /\$\$	20,030
			120,180

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Description	Quantity	Unit Cost	Total
Lead-Based Paint Remediation			
Remove paint from the inside of the exterior basement stone walls	3,800 sf	1.20 /sf	4,560
Scrape and collect peeling paint on all walls for lead remediation - allowance	1 ls	5,000.00 /ls	5,000
			9,560
Lead-Based Paint Remediation			
Existing Conditions	19,000 gsf	18.85 /gsf	358,172
Concrete			
Cast-in-Place Concrete			
New concrete sills at old basement openings	21 ea	300.00 /ea	6,300
New handicapped ramp and steps with retaining walls and planter at center;	30 cy	1,100.00 /cy	33,000
Assume concrete placement against exiirregular stone walls			
Footings, SOG, elevator pit & foundation walls for elevator addition	32 cy	1,100.00 /cy	35,200
Add concrete ramps and top platform in basement corridor	200 sf	45.00 /sf	9,000
Fill in boiler pit and patch where railings removed; 6" slab over fill	3 cy	1,500.00 /cy	4,500
Slab: 04" fill-in patch for new plumbing in basement	1 cy	1,500.00 /cy	1,500
			89,500
Cast-in-Place Concrete			89,500
Concrete	19,000 gsf	4.71 /gsf	89,500
Masonry			
Unit Masonry			
Interior CMU partitions, fill door/window openings at existing building	110 sf	60.00 /sf	6,600
Patch existing CMU partitions to remain in basement (MERs) - prep work for paint	830 sf	2.00 /sf	1,660
Block walls, addition (exterior wall)	2,000 sf	50.00 /sf	100,000
Block walls, addition (interior, elev shaft)	800 sf	35.00 /sf	28,000
			136,260
Unit Masonry			136,260
Stone Masonry			
Base of exterior, addition: 1" thick granite ashlar, 18"x32" anchored through insulation	530 sf	45.00 /sf	23,850
Clean/seal stone walls that are interior walls of new addition	200 sf	10.00 /sf	2,000
			25,850
Stone Masonry			25,850
Masonry	19,000 gsf	8.53 /gsf	162,110
Metals			
Structural Steel Framing			
Steel framing, joists, addition, assume 10 lb/sf	6 ton	7,000.00 /ton	42,000
Steel framing, canopy at new HC stair/ramp	1 ton	7,000.01 /ton	7,000
			49,000
Structural Steel Framing			49,000

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Description	Quantity	Unit Cost	Total
Metal Fabrications			
Misc Metals Allowance for top of wall supports, operable partition supports, rooftop HVAC supports, CMU wall supports and lintels	17,836 sf	3.00 /sf	53,508
Elevator hoist beam, elev sills, elev pit cover & ladder, and lintels for new interior CMU walls	1 ls	25,000.00 /ls	25,000
Add support for rooftop hot water panels, allowance	1 alw	15,000.00 /alw	15,000
Add support for HD file systems, allowance	400 sf	30.00 /sf	12,000
Bollards at sidewalks, garbage area, transformer, generator, and ground-mounted mechanical equipment	9 ea	1,200.00 /ea	10,800
			116,308
Metal Fabrications			
Metal Railings			
Ramp and stair railings, painted 1-1/2" dia galvanized steel pipe guardrails & handrails	115 lf	275.00 /lf	31,625
Site stair railings, painted 1-1/2" dia galvanized steel pipe	20 lf	275.00 /lf	5,500
Site railing at top of parking lot retaining walls, painted 1-1/2" dia galvanized steel pipe	300 lf	275.00 /lf	82,500
			119,625
Metal Railings			
Metals	19,000 gsf	15.00 /gsf	284,933
Wood, Plastics, and Composites			
Wood Framing			
New sill to replace damaged heavy timber sill plate at bottom of exterior wall on South side	30 lf	260.00 /lf	7,800
Allowance to replace other damaged framing	30 lf	260.00 /lf	7,800
Add hangers for ends of existing floor joists	1 alw	1,000.00 /alw	1,000
Miscellaneous wood blocking and carpentry work, including infill holes from old MEPs	17,836 sf	2.00 /sf	35,672
Miscellaneous wood blocking and carpentry work	1,164 sf	2.00 /sf	2,328
			54,600
Wood Framing			
Subfloors			
Replace damaged homasote subfloor, allowance for 50% of first floor area	4,459 sf	8.00 /sf	35,672
New plywood subfloor for addition first floor	572 sf	44.51 /sf	25,459
5/8" Plywood Deck roof of addition	600 sf	44.51 /sf	26,705
New roof sheathing at canopy over HC ramp	100 sf	44.51 /sf	4,451
			92,287
Subfloors			
Sheathing & Clapboards			
Patch existing sheathing in areas of damage, allowance - removal with demo	100 lf	10.00 /lf	1,000
Infill former exit doors from first floor classroom and with wall construction faced with PVC panel	4 ea	1,200.00 /ea	4,800
Cedar Clapboard, exterior wall elev addition above granite watertable - on 2x4 over CMU backup	1,500 sf	18.00 /sf	27,000
Cedar Clapboard, exterior wall existing building over new sheathing	5,600 sf	12.00 /sf	67,200

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Description	Quantity	Unit Cost	Total
Sheathing & Clapboards			
Exterior of ex building: 2x pressure treated blocking over rigid insulation at 24" o.c. and surrounding all wall openings	5,600 sf	20.00 /sf	112,000
			212,000
Finish Carpentry			
Add separate section of fascia under roof edging to cover increased wall thickness of 3"	470 lf	50.00 /lf	23,500
Repair existing wood columns	1 ls	2,500.00 /ls	2,500
Reconstruct original wood entrance steps and landing	1 ls	4,000.00 /ls	4,000
Install toilet accessories	4 rm	500.00 /rm	2,000
Receive, sort, install doors/frames/hardware	54 ea	300.00 /ea	16,200
New wood railings and guardrails on interior stairs	3 flt	5,000.00 /flt	15,000
New wood railings and guardrails on exterior stairs	20 lf	61.48 /lf	1,230
New PVC trim on addition	1,000 lf	5.00 /lf	5,000
New PVC trim on existing building – match existing wood trim to be removed	2,500 lf	5.00 /lf	12,500
			81,930
Millwork			
New window sills	220 lf	25.00 /lf	5,500
New window opening trim, head and jambs	930 lf	25.00 /lf	23,250
New wood baseboard moldings to match existing, allow	1,000 lf	25.00 /lf	25,000
			53,750
Architectural Woodwork			
Staff Coffee Station Cabinets/Counter, incl upper base & counter	10 lf	700.00 /lf	7,000
Restroom vanities, multi-stall restrooms	2 ea	1,200.00 /ea	2,400
Meeting rooms, base cabinet (6' long, sink with plumbing) at each large meeting rm	3 ea	1,800.00 /ea	5,400
Departmental millwork, allow per department	9 rm	5,000.00 /rm	45,000
Counters for department windows (4 depts and planning director window)	40 lf	300.00 /lf	12,000
			71,800
Wood, Plastics, and Composites	19,000 gsf	29.81 /gsf	566,367
Thermal and Moisture Protection			
Thermal Insulation			
Rigid Insulation, perimeter of foundation wall and under slabs-on-grade	1,530 sf	3.50 /sf	5,355
Blow-in insulation to exterior wall cavities, first floor & basement	9,400 sf	3.00 /sf	28,200
Blow-in insulation to exterior wall cavities, addition	2,000 sf	3.40 /sf	6,800
			40,355
Weather Barriers			
Below grade damproofing, elevator pit	1 ls	500.00 /ls	500
Vapor barrier under elevator addition slab on grade	600 sf	0.50 /sf	300
Add air barrier and 1 ½" rigid insulation over existing sheathing	5,600 sf	8.00 /sf	44,800
Air barrier and rigid insulation on exterior of CMU walls, addition	2,000 sf	8.00 /sf	16,000
			61,600

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Description	Quantity	Unit Cost	Total
Membrane Roofing			
Addition Roof: EPDM membrane 060, ½ FR Gypsum board, Tapered polyiso insulation	600 sf	32.00 /sf	19,200
Membrane Roofing on canopy over HC ramp/stair entry	100 sf	32.00 /sf	3,200
Lift approximately 300SF of roof membrane and add tapered insulation to prevent ponding (1 location)	300 sf	15.00 /sf	4,500
			26,900
Joint Sealants			
Caulking & Sealants	17,836 sf	0.15 /sf	2,675
Caulking & Sealants	1,164 gsf	0.15 /gsf	175
			2,850
Thermal and Moisture Protection			
	19,000 gsf	6.93 /gsf	131,705
Openings			
HM and Wood Doors/Frames/Hardware			
Interior doors, frames, and hardware	41 lv	1,800.00 /lv	73,800
New paneled doors on office/conference spaces with glass panels to match existing	13 lv	2,269.77 /lv	29,507
New paneled doors in corridors similar to existing but without glass Match to existing wood frame dimensions	4 pr	3,668.20 /pr	14,673
			117,980
Access Doors and Panels			
Access doors	4 ea	300.00 /ea	1,200
Replace bulkhead door	1 ls	1,500.00 /ls	1,500
			2,700
Glass/Aluminum Storefront Entries			
Addition entry storefront system	150 sf	95.00 /sf	14,250
Glass/Alum entrance doors, pair, exterior	3 pr	3,500.00 /pr	10,500
			24,750
Windows			
Interior window at planning plus allowance for additional borrowed lites	50 sf	65.00 /sf	3,250
New single-hung aluminum windows with muntins; high performance insulated clear glazing	39 ea	2,300.00 /ea	89,700
Replacement windows, wood, historic at older section of building	20 ea	4,200.00 /ea	84,000
Counter windows	4 ea	4,000.00 /ea	16,000
			192,950
Openings			
	19,000 gsf	17.81 /gsf	338,380

**Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate**



Description	Quantity	Unit Cost	Total
Finishes			
Plaster and Gypsum Board Assemblies			
New partitions wood studs with acoustical batt insulation with 5/8" painted GWB	6,000 sf	28.00 /sf	168,000
Furring on inside face of exterior wall, basement	3,800 sf	10.00 /sf	38,000
Furring on inside face of exterior wall, first floor	5,600 sf	10.00 /sf	56,000
Furring on inside face of exterior wall, addition	2,000 sf	10.00 /sf	20,000
Interior furred walls	3,000 sf	10.00 /sf	30,000
Fill in existing door openings	250 sf	30.00 /sf	7,500
Chase GWB wall	500 sf	26.61 /sf	13,303
Gypsum ceilings & soffits	1,700 sf	12.00 /sf	20,400
Repair plasterwork where previously damaged, allowance	1,000 sf	5.00 /sf	5,000
Extend sheetrock into window and door openings	59 ea	300.00 /ea	17,700
			375,902
Plaster and Gypsum Board Assemblies			
Tiling			
Ceramic tile, floors	600 sf	16.00 /sf	9,600
Ceramic tile, walls/base	2,200 sf	16.00 /sf	35,200
Grainite flooring, thin set, 12" x 12" x 3/8" tiles, elevator lobbies & cab	800 sf	22.00 /sf	17,600
Granite tile veneer wall/base wainscot, 4' high at elevator lobby entry	720 sf	22.00 /sf	15,840
			78,240
Tiling			
Acoustical Ceilings			
New ACT ceilings	11,300 sf	7.00 /sf	79,100
			79,100
Acoustical Ceilings			
Resilient Flooring			
Fitness Room flooring	430 sf	10.00 /sf	4,300
Latex Underlayment / leveling for floors	15,700 sf	0.60 /sf	9,420
Rubber Flooring, stair treads & landings	800 sf	9.00 /sf	7,200
Resilient base	4,100 lf	5.00 /lf	20,500
Luxury Vinyl Tile (LVT)	3,800 sf	6.00 /sf	22,800
			64,220
Resilient Flooring			
Carpeting			
Carpet Tile	800 sy	49.50 /sy	39,600
			39,600
Carpeting			
Painting			
Paint/stain new siding, trim, and doors	7,100 sf	2.00 /sf	14,200
Sand, patch and repaint existing walls, trim, closets, built-in furniture	1 alw	5,000.00 /alw	5,000
Paint GWB ceilings	1,400 sf	1.10 /sf	1,540
Paint exposed ceilings	3,100 sf	2.00 /sf	6,200
Paint all interior walls that do not receive new tile or other finish	40,000 sf	1.10 /sf	44,000
			70,940
Painting			
Finishes	19,000 gsf	37.26 /gsf	708,003

**Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate**



Description	Quantity	Unit Cost	Total
Specialties			
Signage			
Glass cabinet at building exterior for flyers notices etc	1 ea	600.00 /ea	600
3 special signs required for elevator, addition	3 ea	500.00 /ea	1,500
Signage Allowance; code and directional	19,000 sf	0.50 /sf	9,500
Building Sign at street - relocate from existing Town Hall, modify as needed	1 alw	2,000.00 /alw	2,000
Site signage: directional, HC parking, EV charging	1 alw	2,500.00 /alw	2,500
Building sign with individual aluminum letters	1 ls	2,000.00 /ls	2,000
			18,100
Interior Specialties			
Meeting & conference room whiteboards/tackboards allowance	4 rm	500.00 /rm	2,000
Coffee Station and Staff Break Room specialties	1 ls	1,000.00 /ls	1,000
Toilet Partitions	6 ea	1,200.00 /ea	7,200
Toilet Accessories, single toilet rooms	2 rm	500.00 /rm	1,000
Toilet Accessories, public restrooms	2 rm	3,000.00 /rm	6,000
Janitor closet hooks/shelves	1 rm	400.00 /rm	400
Toilet Accessories, diaper changing station, plastic, wall mounted, horizontal	4 ea	500.00 /ea	2,000
Mirror, single toilet rooms	2 ea	300.00 /ea	600
Mirror, multi restrooms	2 ea	800.00 /ea	1,600
Mirrors for fitness room	80 sf	35.00 /sf	2,800
Fire extinguisher cabinets and extinguishers, allowance	6 ea	188.58 /ea	1,131
			25,731
Demountable Partitions			
Electric folding partition with fabric faces, STC >50, incl acoustical insulation at top and sides	22 lf	500.00 /lf	11,000
			11,000
Equipment Screening			
Allowance for rooftop mechanical equipment screening	1 alw	15,000.00 /alw	15,000
			15,000
Specialties	19,000 gsf	3.68 /gsf	69,831
Equipment			
Residential Appliances			
Coffee maker, w/water supply	2 ea	500.00 /ea	1,000
Microwave ovens, residential appliances, 1.5 C.F., maximum	1 ea	1,000.00 /ea	1,000
Dishwasher, staff break room	1 ea	1,000.00 /ea	1,000
Refrigerator, under counter	2 ea	800.00 /ea	1,600
Refrigerator, 22 cu in	1 ea	1,800.00 /ea	1,800
			6,400
Equipment	19,000 gsf	0.34 /gsf	6,400

**Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate**



Description	Quantity	Unit Cost	Total
Furnishings			
Window Shades			
Window Shades, by owner	- NIC	0.00 /NIC	0
Rugs and Mats			
Entrance floor mats	300 sf	25.00 /sf	7,500
			7,500
Office Furniture			
HD Filing Systems - by owner	- NIC	0.00 /NIC	0
Furnishings		19,000 gsf	0.40 /gsf
			7,500
Conveying Equipment			
Hydraulic Elevators			
Elevators, hydraulic passenger, ADA, 3500 lb capacity, doors front and back	2 stops	38,500.00 /stops	77,000
			77,000
Conveying Equipment		19,000 gsf	4.05 /gsf
			77,000
Fire Suppression			
Sprinkler System			
Automatic Wet-pipe sprinkler system	19,000 sf	5.50 /sf	104,500
Automatic Wet-pipe sprinkler system, attic	2,000 sf	5.50 /sf	11,000
Fire pump, not required	- NIC	0.00 /NIC	0
			115,500
Fire Suppression		19,000 gsf	6.08 /gsf
			115,500
Plumbing			
Plumbing Fixtures & Related Services			
New plumbing piping for all new toilet rooms and kitchenette in staff room	19,000 sf	10.00 /sf	190,000
Solar hot water heating on roof	1 ls	50,000.00 /ls	50,000
			240,000
Plumbing		19,000 gsf	12.63 /gsf
			240,000
HVAC			
Heating, Ventilating & Air Conditioning			
Digital display to show efficiency of HVAC system	1 ls	7,500.00 /ls	7,500
HVAC for new building	17,836 sf	50.00 /sf	891,800
HVAC for addition	1,164 sf	50.00 /sf	58,200
			957,500
HVAC		19,000 gsf	50.40 /gsf
			957,500

**Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate**



Description	Quantity	Unit Cost	Total
Electrical			
Building Electrical Systems			
Building electrical systems	19,000 sf	40.00 /sf	760,000
New emergency generator with sound enclosure for building	1 ls	125,000.00 /ls	125,000
Photovoltaic panels, allowance, 200KW system	1 ls	550,000.00 /ls	550,000
Building Electrical Systems			1,435,000
Electrical	19,000 gsf	75.53 /gsf	1,435,000
Communications			
Communications Backbone Cabling			
Communications	19,000 sf	3.00 /sf	57,000
Communications Backbone Cabling			57,000
Audio-Video Systems			
Audio Visual	19,000 sf	3.00 /sf	57,000
Audio-Video Systems			57,000
Communications	19,000 gsf	6.00 /gsf	114,000
Electronic Safety and Security			
Intrusion Detection			
Security	19,000 sf	3.00 /sf	57,000
Intrusion Detection			57,000
Fire Alarm			
Fire Alarm	19,000 sf	3.00 /sf	57,000
Fire Alarm			57,000
Electronic Safety and Security	19,000 gsf	6.00 /gsf	114,000
Earthwork			
Excavation and Fill			
Site mass excavation: parking lots and retaining walls	700 cy	20.00 /cy	14,000
Excavate for addition and HC ramp	150 cy	40.00 /cy	6,000
Backfill addition - on site materials	80 cy	26.40 /cy	2,112
Haul away spoils - assumes no contaminated materials	325 cy	40.00 /cy	13,000
18" crushed stone base with 1 1/2" crushed stone bedding beneath sidewalks	180 cy	60.00 /cy	10,800
Porous structural backfill at parking lot retaining walls (beneath new porous paving)	250 cy	60.00 /cy	15,000
Fill, gravel fill, compacted, under slabs, 6" deep	15 cy	60.00 /cy	900
Excavation and Fill			61,812
Earthwork	19,000 gsf	3.25 /gsf	61,812

**Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate**



Description	Quantity	Unit Cost	Total
Exterior Improvements			
Asphalt Paving & Curbs			
Porous paving at parking spaces at retaining wall	500 sy	30.00 /sy	15,000
Asphalt paving, parking lots	2,900 sy	20.00 /sy	58,000
Sidewalk: bituminous concrete to street	60 sy	17.00 /sy	1,020
Sidewalks: 5' wide porous pavers with precast concrete curbs	340 sy	20.00 /sy	6,800
Curbs	1,500 lf	8.00 /lf	12,000
Line painting	1 ls	2,000.00 /ls	2,000
HC and EV parking sign(s) with division 10	incl	/incl	
			94,820
Site Concrete			
New concrete stair by street	30 sf	50.00 /sf	1,500
Concrete pads; emergency generator, transformer, dumpster	1,000 sf	8.00 /sf	8,000
New 12" thick concrete retaining walls to approx 6'-0" above grade around new parking areas	2,000 sf	40.00 /sf	80,000
New 7'x1' spread footings under parking lot retaining wall	100 cy	1,000.00 /cy	100,000
Sign footings	2 cy	1,000.00 /cy	2,000
			191,500
Fences and Gates			
Fencing around dumpster area	60 lf	25.65 /lf	1,539
Gates at dumpster area	1 opng	842.76 /opng	843
			2,382
Site Furnishings			
Add 6 park benches around site	6 ea	1,800.00 /ea	10,800
			10,800
Landscaping			
Landscaping around building: A variety of shrubs and small flowering trees with mulched beds	400 sf	20.00 /sf	8,000
General fill and lawn seeded topsoil at edges of parking without retaining walls	16,000 sf	2.00 /sf	32,000
Larger shade trees in islands between parking spaces	6 ea	1,500.00 /ea	9,000
			49,000
Exterior Improvements	19,000 gsf	18.34 /gsf	348,502
Utilities			
Utilities			
Geothermal well field and connections, allowance	1 alw	400,000.00 /alw	400,000
Water utilities: fire hydrant	1 ea	15,000.00 /ea	15,000
New 6" water service from street to building for sprinkler system	200 lf	180.00 /lf	36,000

**Feasibility Study for Town of Tyngsborough
Conversion of Winslow School to Town Hall Offices
Conceptual Cost Estimate**



Description	Quantity	Unit Cost	Total
Utilities			
New sewer tie in at street and sewer line to south side of building to connect to existing	200 lf	130.00 /lf	26,000
New sewer manholes to transition slope	3 ea	15,000.00 /ea	45,000
Stormwater utility allowance	1 alw	50,000.00 /alw	50,000
Storm drainage infiltration system with overflow to street storm water system	1 ls	30,000.00 /ls	30,000
			602,000
Utilities			
Electrical Utilities			
New transformer and electrical service to building	1 ls	100,000.00 /ls	100,000
EV charging stations, allowance	3 ea	5,000.01 /ea	15,000
LED Parking lot lights 20' tall at ends of islands	5 ea	4,000.00 /ea	20,000
Add lights to illuminate the building sign	2 ea	1,500.00 /ea	3,000
Incoming electrical - upgrade service - new transformer	1 ls	/ls	
			138,000
Utilities	19,000 gsf	38.95 /gsf	740,000

Estimate Totals

Trade Contractor Subtotal			367.27 /gsf	7,088,248
General Conditions	10.00 %	708,825	36.73 /gsf	
OH&P	10.00 %	708,825	36.73 /gsf	
Design Contingency	10.00 %	850,590	44.07 /gsf	
Bonds and Insurance	2.00 %	187,130	9.70 /gsf	
Construction Hard Cost			494.49 /gsf	9,543,617
Owners' Soft Costs	25.00 %	2,385,904	123.62 /gsf	
Project Total, January 2022			618.11 /gsf	11,929,522
Escalation to 1st Q 2023	10.00 %	1,192,952	61.81 /gsf	
Total			679.92 /gsf	13,122,474



Section 5 List of Documents



List of Documents

No.	Name	Date
Drawings for Conversion of Winslow School to Town Offices		
FEASIBILITY STUDY DRAWINGS		
---	PROPOSED BASEMENT TOWN HALL IN WINSLOW SCHOOL	1/22/22
---	PROPOSED FIRST FLOOR TOWN HALL IN WINSLOW SCHOOL	1/22/22
---	3D VIEW EXTERIOR BACK	undated
---	3D VIEW EXTERIOR FRONT	undated
---	PROPOSED SITE PLAN	1/22/22
---	WINSLOW WATER MAIN 200' RIVER BUFFER	undated
Winslow School As-Built Floor Plans		
EXISTING BUILDING		
---	EXISTING LOWER LEVEL	undated
---	EXISTING FIRST FLOOR	undated
Feasibility Study Narrative		
	Winslow School Conversion to Town Offices, Scope of Work	1/10/22
Other Documents		
	HAZARDOUS MATERIALS INSPECTION REPORT for Winslow School Mr. Justin Sultzbach 250 Middlesex St., Tyngsborough, MA 01879 INSPECTION DATES: January 23, 2018 INSPECTION CONDUCTED BY: ASBESTOS ENVIRONMENTAL CONSULTANTS PO BOX 1193, LOWELL, MA. 01853	1/23/18
	GOOGLE MAPS IMAGES Winslow School, Front Elevation (Image) Winslow School, Front Right Elevation (Image) Winslow School, Google Map Location, Map Data	Aug 2018 Aug 2018 copyright 2021
	DRONE IMAGES AND PHOTOS Interior and exterior images of building, site, roof, and surroundings	undated