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## Executive Summary



View of Original Middle School Building

### Introduction

HMFH Architects, Inc. was engaged by Wellesley Public Schools and charged with the task of determining the needs of the Wellesley Middle School in specific relation to an anticipated increase in student population. The goal of the project was to “study the existing Wellesley Middle School space configuration to identify possible modifications to accommodate projected enrollment and program needs.”

Due to the complexities of phased occupied construction, the existing building and its site, the population projections, and the concerns regarding impact to educational program, the resulting report outlines five separate approaches to resolving the projected increase. Each option addresses a different approach to the problem and ranges from long-term permanent solutions to immediate and temporary solutions. The options have also been sub-divided into phases, with Phase 1 targeted for completion in Fall of 2010 in all options. Scheduling for Phase 2 is dependent upon the specifics of the proposed solution.

### Existing Facilities

The existing facility consists of the Main Building, constructed in 1950, and four additions: the North Addition (1958), the South Addition (1958) the North Wing Addition (1966), and the South Wing addition (1966). The total building area is approximately 231,000 square feet.

An enrollment forecast prepared by the Business Administrator for the Wellesley School Department using data from October 2000 predicted a student population of 1050 by the year 2010. The recent renovation project which occurred at the Middle School used this data as a base. In October of 2008, the numbers were updated and increased to 1060 for 2009, with a high of 1285 in FY2014.

The building is located on a 7.93 acre site resulting in a legal lot coverage of 29%. The site is divided into two distinct segments, however, and the building is located on a site segment that is 6.2 acres, a portion of which is dedicated to parking and a portion of which is a portion of a public way. The site segment without parking and/or public way is approximately 5 acres. This brings the effective lot coverage to 45%, making expansion and/or additions a challenge.



# Wellesley Middle School Additional Classroom/Space Needs Study

## Central Administration

Central Administration offices for the Wellesley Public Schools are currently located on the first floor of the South Addition, which was renovated in 2007 to serve that purpose. The total occupied area is approximately 6000 square feet, plus 1500 square feet of storage, though there are additional offices located throughout the facility and the district which fall under the jurisdiction of Central Administration. The Academic needs of the Middle School and the expanding population make it clear that the six classrooms previously located on the first floor need to be re-established, and consequently the Central Administration needs to be re-located as was always assumed to be the case.

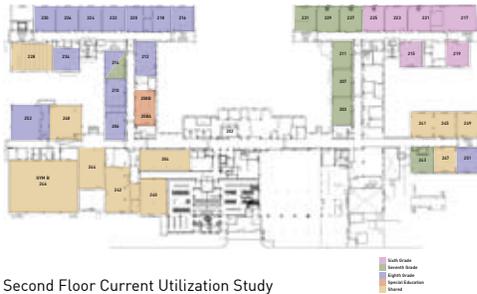
In the initial Request for Qualification the existing field house, located adjacent to the middle school playing fields, was proposed as a possible location for a permanent Central Administration office. This option was determined infeasible due to disproportionate costs for infrastructure, inadequate space, and zoning issues. Due to the inadequacy of the current office suite to meet the needs of the department, Central Administration is currently looking for 10,000 net square feet to lease until a permanent solution can be found.

## Projected Academic Space Needs

The town of Wellesley has a long standing reputation for the quality of its public education. Middle schools tend to present an anomaly regarding utilization efficiencies due to the fact that approaches to academic organization vary significantly from district to district. Most districts have a number of middle schools that feed into one district high school.

This is not the case in Wellesley, which has only one middle school. On the positive side, the town saves the cost of running and maintaining additional middle school facilities and supporting the associated staff. The structure, however, nears high school proportions in terms of its size. Most neighboring communities average approximately 590 students in a building; WMS is almost twice that. This can be intimidating and disorienting for students coming out of a relatively sheltered elementary setting. In response to this, Wellesley Middle School treats each grade structure in a slightly different manner. The grade structures respond to the developmental age of the students while gently moving them toward more independence. In the 6th grade, students are grouped together in "houses" where each group of 22 travels together throughout the day; so while they adjust to the condition of changing from room

District	Total	# Bldgs	Ave/Bldg
Belmont	844	1	844
Concord	606	2	606
Dover-She	515	1	515
Framingham	1832	3	611
Natick	1006	2	503
Lincoln	373	1	373
Needham	1104	2	552
Newton	2468	4	617
Sudbury	1046	1	1046
Wayland	665	1	665
Wellesley	1059	1	1059
Weston	586	1	586



Second Floor Current Utilization Study



Third Floor Current Utilization Study

to room, they maintain the security of being with the same group. In the 7th grade students become part of a “cluster” in which 88 students share the same teachers and classrooms, though they do not necessarily travel in the same pack, which provides a little more independence while maintaining the continuance of being part of a smaller group. By 8th grade students are ready to travel independently.

Projected space needs are based on current utilization patterns and district class size guidelines. Current Academic programs include “House” and “Cluster” programs for 6th and 7th grade. These programs were carefully considered to determine Academic need, and were the impetus for the exploration of expanding space through additions in Options 1, 2, and 3 of Phase 2.

In the RFQ released by Wellesley Public Schools the project description listed the following needs based on current conditions:

- 8 Regular Classrooms,
- 2 Science Labs with associated prep spaces,
- 4 Special Services Spaces
- 2 Offices
- 2 Elective Spaces.

# Wellesley Middle School Additional Classroom/Space Needs Study

## Phase 1: Classrooms and Science Lab

The project is divided into two phases in order to both address the immediate influx in Academic year 2010/11 (FY11) and to also allow for time for determining which of the following five options presented would best suit the Wellesley Public Schools and the Town of Wellesley over the long term. As such, Phase 1 is the same for all five options and the costs associated with Phase 1 have been calculated separately. The schedule for Phase 1 is, likewise, the same for all Options while in Phase 2 schedules vary in detail.

The first floor of the South Wing was converted from six classrooms to accommodate Central Administration. The department has outgrown the space significantly, and there are auxiliary offices that should be located with the Central Administration both throughout the building and elsewhere in the district. Moreover, the number of staff required in the Central Administration suite has increased over time. The increase in staff members is due, in part, to additional programs and the creation of new positions.

Based on decades of experience in school design, average private office sizes range from 150 to 250 square feet for Administrators. This is large enough for a standard work space for one and room for one visitor comfortably; there are 14 private offices needed after two additional positions are added. Reception space for 15 staff, storage, office support and conference rooms, in combination with a gross square foot factor, bring the total required for Central office to approximately 12,500 sf total. It should be noted that Central Administration provided HMFH with a total estimate of 9,275 sq, but this total did not include circulation, system support, and partition square footage.

The need for Academic Space at the middle school coincides with the need for Central Administration to find adequate space. Phase I, therefore, proposes that Central Administration moves off-site to a location better suited to the needs of the whole department, and that the first floor of the South Wing be converted into four classrooms, a science lab, and an office. While this will not absorb the increase in student population in its entirety, it will provide adequate space for FY11 and FY12, which allows for the construction of new space to meet remaining needs. Though the new science lab will be remote from existing science labs, its location was determined by existing plumbing in order to reduce costs.



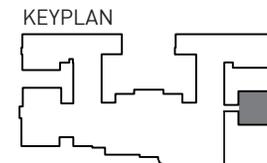
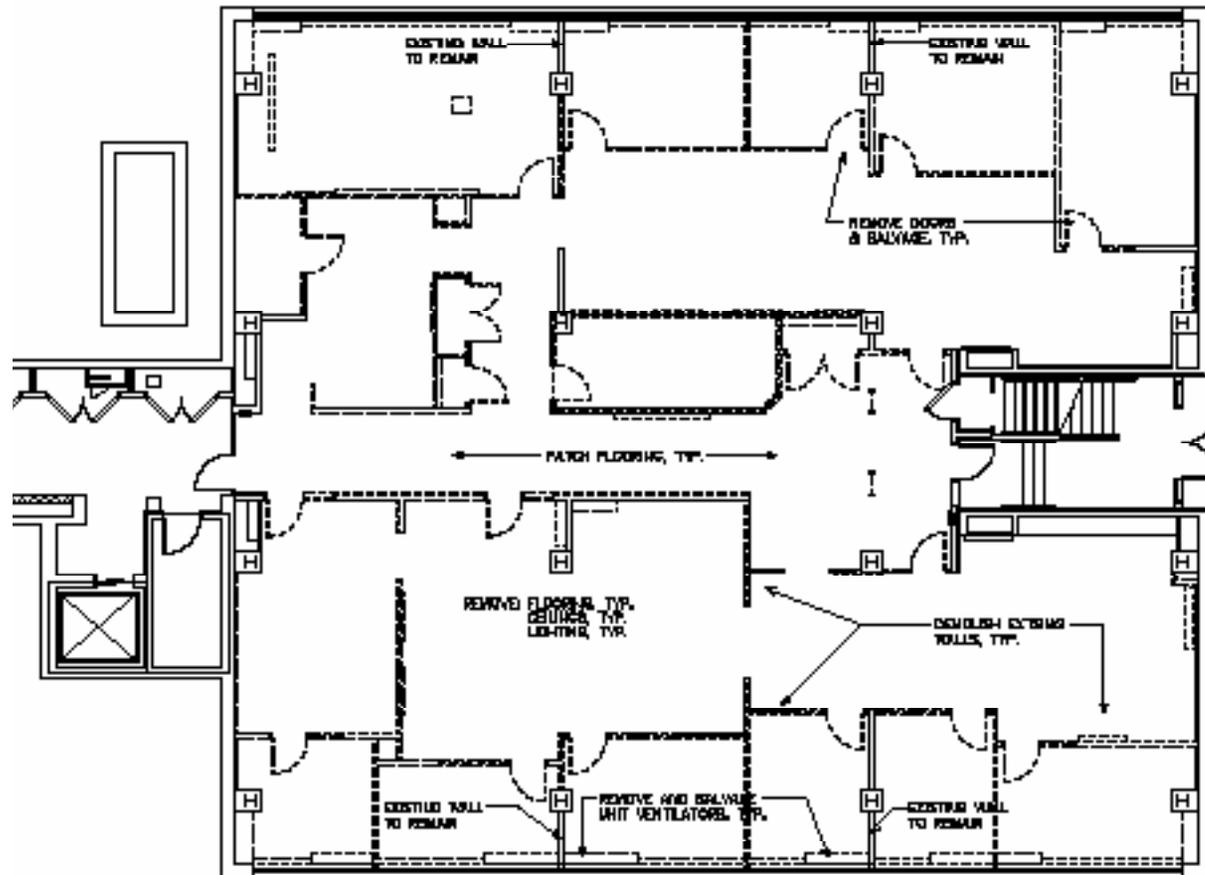
Existing Central Administration Reception Area



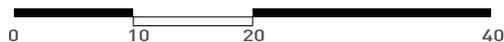
Existing South Wing/West Elevation

<b>Private Offices (net sf)</b>	
Business Administrator	250
Assist. Business Administrator	150
Transportation Coordinator	150
Finance Secretary	125
Superintendent	300
Assist. Superintendent	250
Director of Curriculum	250
Student Services Director	250
Elem. Special Ed. Dept. Head	150
Out of District Coordinator	150
K-12 Spec. Programs Dept. Head	150
METCO Director	150
Data Manager	150
Data Analysis	150
Facilities Director	150
<b>Net Total Private Offices</b>	<b>2775</b>
<b>Support Space (net sf)</b>	
Small Conference	120
Mail/Fax Room	150
Storage	225
Large Conference	400
Interview Room	125
Tel/Data Room	80
Storage/File Room	100
Kitchen Area	225
Copy Room	100
<b>Net Total Support Space</b>	<b>1525</b>
<b>Reception/Waiting Area</b>	
Business (5 staff)	1,675
Superintendent (4 staff)	1,150
Student Services (3 staff)	900
METCO (1 staff)	350
Student Data (1 staff)	350
Facilities (2 staff)	550
<b>Net Total Reception/Waiting</b>	<b>4,975</b>
<b>Net Total Central Administration</b>	<b>9,275</b>
<b>Gross Total (x1.35 factor)</b>	<b>12,521</b>

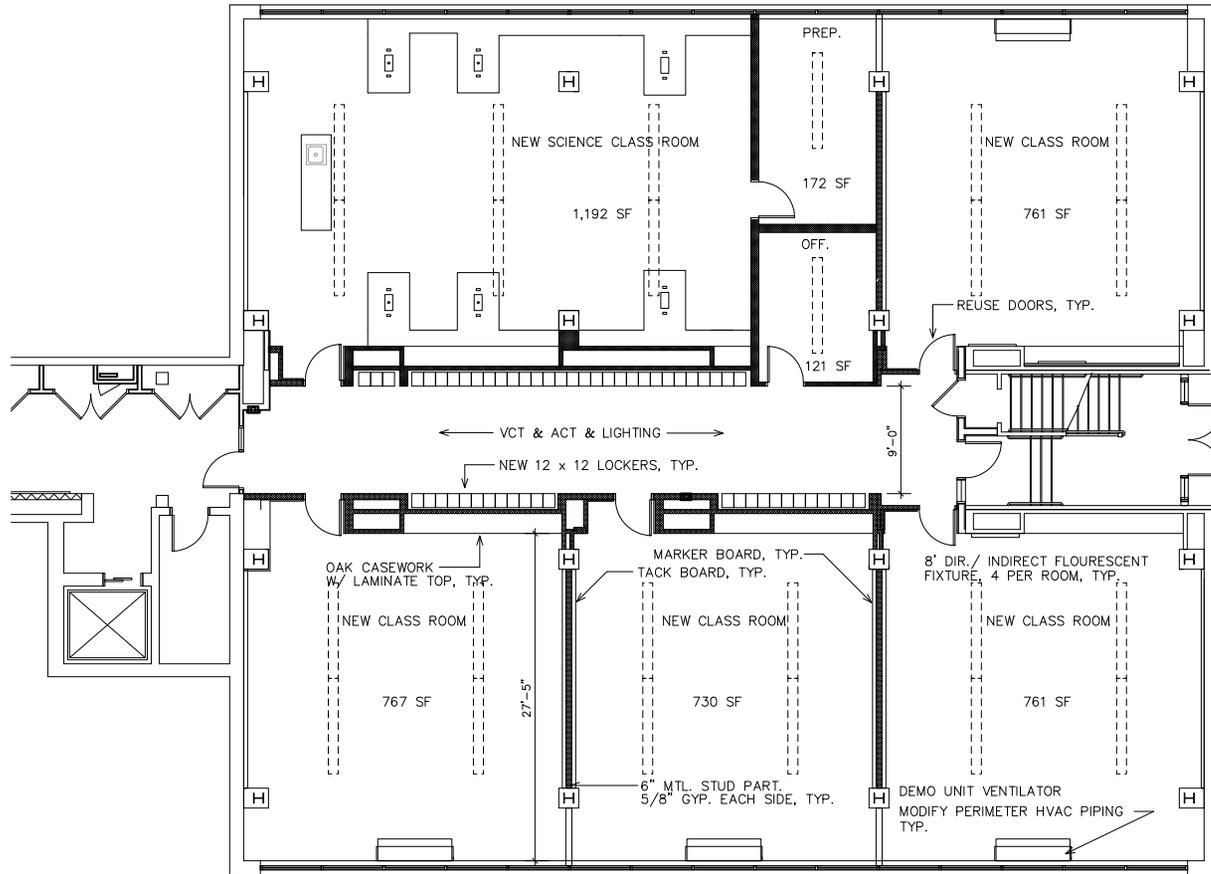
Wellesley Middle School  
Additional Classroom/Space Needs Study



Phase 1:  
Demolition Plan - South Wing  
First Floor Plan  
September 15th, 2009



# Wellesley Middle School Additional Classroom/Space Needs Study



**NOTES:**

NEW 12" VCT FLOORS  
 NEW 24 x 24 ACT FIBERGLASS CLG.  
 DIRECT / INDIRECT FLOURESCENT LIGHTS  
 NEW PAINT THROUGHOUT  
 NEW CLASS ROOMS USE  
 NEW HARDWARE

PROVIDE: CLOCK/SPEAKER  
 PHONE  
 5 DATA OUTLETS  
 SMART BD.  
 PROJECTION SCREEN,  
 CLG. MTD.

RECONFIGURE SPRINKLER  
 BRANCHES & HEADS FOR  
 CORRECT DISTRIBUTION

NEW ELECTRICAL WIRING  
 & FIXTURES

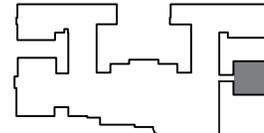
REUSE HVAC EQUIPMENT

RECONFIGURE RETURN  
 AIR DUCTS

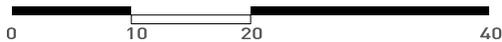
NEW SINKS TO TAP INTO  
 EXISTING PLUMBING LINES

NEW GAS FOR SCIENCE LAB

**KEYPLAN**



Phase 1:  
 New Plan - South Wing  
 First Floor Plan  
 September 15th, 2009

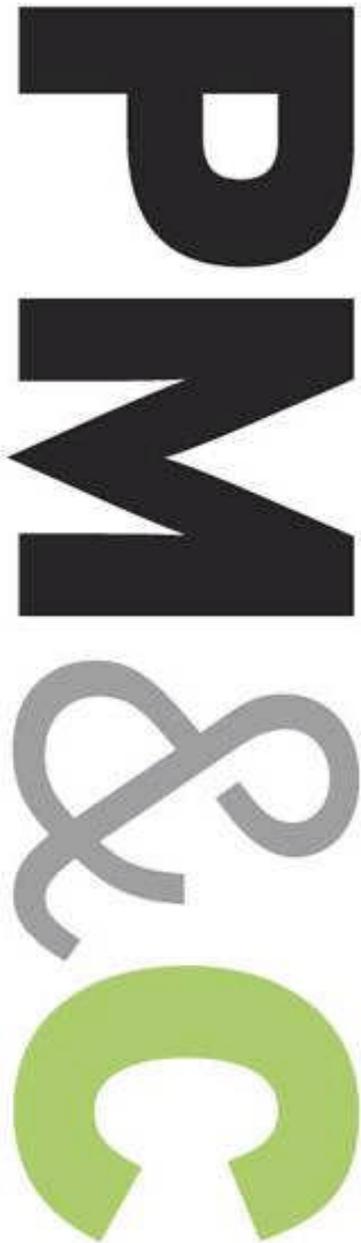




**Progress Estimate**

**Wellesley Middle School  
Middle School Phase 1 Renovation**

Wellesley Ma.



Prepared for:

**HMFH Architects**

September 15, 2009



**Progress Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
<b>OPTION 4</b>				
<b>PHASE ONE COSTS</b>				
<b>6 Classrooms</b>	Jun-10	5,420	\$118.99	<b>\$644,932</b>
<b>Science Lab (Rms 226 and 230)</b>	Jun-10	1,611	\$220.15	<b>\$354,662</b>
<b>TOTAL COSTS PHASE ONE</b>	Jun-10	7,031	<b>\$142.17</b>	<b>\$999,594</b>

This Feasibility cost estimate was produced from outline drawings, narratives, site visits and other documentation prepared by HMFH Architects and their design team dated September 11th, 2009. 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 assumes start dates indicated above.

Bidding conditions are expected to be public bidding to qualified general contractors, open bidding for sub-contractors, open specifications for materials and manufactures.

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**

Items not included in this estimate are:

- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)
- Rock excavation; special foundations (unless indicated by design engineers)
- 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)



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS**

**GROSS FLOOR AREA CALCULATION**

First Level South Wing (6 Classrooms) 5,420

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>5,420 sf</b>	
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**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
No work in this section  
SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
No work in this section  
SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
No work in this section  
SUBTOTAL

<b>TOTAL - FOUNDATIONS</b>							
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**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**  
No work in this section  
SUBTOTAL

**B1020 ROOF CONSTRUCTION**  
No work in this section  
SUBTOTAL

<b>TOTAL - SUPERSTRUCTURE</b>							
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**B20 EXTERIOR CLOSURE**

<b>B2010</b>	<b>EXTERIOR WALLS</b>						
09250	Patch existing perimeter walls	2,650	sf	1.50	3,975		
	SUBTOTAL					\$3,975	

<b>B2020</b>	<b>WINDOWS/CURTAINWALL</b>						
08520	Assume existing windows to remain with no new work required						
	SUBTOTAL						

<b>B2030</b>	<b>EXTERIOR DOORS</b>						
08520	Assume existing exterior doors to remain with no new work required						
	SUBTOTAL						

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$3,975</b>	
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Progress Estimate

GFA

5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS**

**B30 ROOFING**

**B3010 ROOF COVERINGS**

Assume no work required at existing roofing

SUBTOTAL

**B3020 ROOF OPENINGS**

No items in this section

SUBTOTAL

**TOTAL - ROOFING**

**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250	Patch existing walls	950	sf	1.50	1,425		
09250	New GWB partitions; 6" studs with 5/8" GWB each sid	3,010	sf	9.15	27,542		
09250	New GWB partitions; 3-5/8" studs with 5/8' GWB one side only	868	sf	4.50	3,906		
09250	Miscellaneous patching of existing walls	1	ls	1,500.00	1,500		
09250	Cased ends at wing walls	4	loc	200.00	800		
07900	Sealants & caulking at partitions	1	ls	500.00	500		
06100	Rough blocking	300	lf	3.00	900		
	SUBTOTAL						\$36,573

**C1020 INTERIOR DOORS**

08710	Install existing doors	6	ea	150.00	900		
08710	Hardware; replace all hardware with new hardware	6	ea	500.00	3,000		
09900	Paint doors and frames (including doors to remain)	10	ea	90.00	900		
07900	Sealants & caulking	6	ea	50.00	300		
	SUBTOTAL						\$5,100

**C1030 SPECIALTIES / MILLWORK**

12600	Lockers; 12 x 12	51	ea	320.00	16,320		
12320	Counters, base cabinets to classrooms	67	lf	250.00	16,750		
12320	Tall storage two per classroom	12	ea	1,200.00	14,400		
10400	Room Signs	10	loc	75.00	750		
10100	Tack boards; (1) 19 ft long in each classroom	456	sf	16.00	7,296		
10100	Marker boards; (2) 4 ft long in each classroom	192	sf	18.00	3,456		
07900	Miscellaneous sealants	5,420	gfa	0.20	1,084		
	SUBTOTAL						\$60,056

**TOTAL - INTERIOR CONSTRUCTION**

**\$101,729**

**C20 STAIRCASES**

**C2010 STAIR CONSTRUCTION**

No items in this section

SUBTOTAL

**C2020 STAIR FINISHES**

No items in this section

SUBTOTAL

**TOTAL - STAIRCASES**

**C30 INTERIOR FINISHES**

**C3010 WALL FINISHES**

09900	Paint to walls	10,488	sf	0.60	6,293		
	SUBTOTAL						\$6,293

**C3020 FLOOR FINISHES**



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS</b>								
120	09650 Patch/level existing floors	5,420	sf	1.50	8,130			
121	09650 VCT flooring	5,420	sf	3.00	16,260			
122	09650 Vinyl Cove Base	842	lf	2.40	2,021			
123						\$26,411		
124								
125	<b>C3030 CEILING FINISHES</b>							
126	09510 ACT ceilings; 2 x 2 fiberglass	5,420	sf	3.25	17,615			
127						\$17,615		
128								
129	<b>TOTAL - INTERIOR FINISHES</b>							<b>\$50,319</b>
130								
131								
132	<b>D10 CONVEYING SYSTEMS</b>							
133								
134	<b>D1010 ELEVATOR</b>							
135	No items in this section							
136								
137								
138								
139	<b>TOTAL - CONVEYING SYSTEMS</b>							
140								
141								
142	<b>D20 PLUMBING</b>							
143								
144	<b>D20 PLUMBING, GENERALLY</b>							
145	No work in this section							
146								
147								
148	<b>TOTAL - PLUMBING</b>							
149								
150								
151	<b>D30 HVAC</b>							
152								
153	<b>D30 HVAC, GENERALLY</b>							
154	15300 Remove and reinstall Unit Ventilators	6	loc	2,000.00	12,000			
155	15300 Modify existing perimeter fin tube	156	lf	50.00	7,800			
156	15300 Reconfigure return air ducts	5,420	sf	6.00	32,520			
157						\$52,320		
158								
159	<b>TOTAL - HVAC</b>							<b>\$52,320</b>
160								
161								
162	<b>D40 FIRE PROTECTION</b>							
163								
164	<b>D40 FIRE PROTECTION, GENERALLY</b>							
165	15200 Reconfigure/modify existing Fire protection system	5,420	sf	2.00	10,840.00			
166						\$10,840		
167								
168	<b>TOTAL - FIRE PROTECTION</b>							<b>\$10,840</b>
169								
170								



Progress Estimate

GFA

5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS</b>								
<b>D50 ELECTRICAL</b>								
171								
172								
173	<b>D5010 SERVICE &amp; DISTRIBUTION</b>							
174	No items in this section							
175	16100 SUBTOTAL							
176	16100							
177	<b>D5020 LIGHTING &amp; POWER</b>							
178	16100 New direct/indirect fluorescent lighting	5,420	sf	4.00	21,680			
179	16100 Lighting Control based upon automatic lighting control system	5,420	sf	1.00	5,420			
180	16100 Small power devices	5,420	sf	0.30	1,626			
181	16100 Branch circuitry	5,420	sf	2.50	13,550			
182	16100 SUBTOTAL					\$42,276		
183	16100							
184	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
185	16100 Fire alarm	5,420	sf	1.25	6,775			
186	16100 <u>Telephone/Data/CATV</u>							
187	16100 1 port telephone/2 port data device	6	ea	45.00	270			
188	16100 4 Port data device	30	ea	60.00	1,800			
189	16100 Teacher device	7	ea	45.00	315			
190	16100 Device box	43	ea	94.00	4,042			
191	16100 CAT 6 UTP cable	5,420	sf	1.25	6,775			
192	16100 Backbone cabling	1	ls	1,200.00	1,200			
207	16100 New smartboard	6	ea	5,000.00	30,000			
193	16100 <u>Public Address System</u>							
194	16100 Ceiling speaker	6	ea	150.00	900			
195	16100 Connect to existing system	1	ls	500.00	500			
196	16100 Device box	6	ea	15.00	90			
197	16100 PA system cabling	1	ls	500.00	500			
198	16100 <u>Wireless Clock System</u>							
199	16100 Wireless clock transceiver	1	ea	450.00	450			
200	16100 12" clock	6	ea	150.00	900			
201	16100 Rough-in	1	ls	500.00	500			
202	16100 <u>Security System</u>							
203	16100 Motion sensor ceiling mount	6	ea	82.00	492			
204	16100 Connect to existing system	1	ls	500.00	500			
205	16100 Device box	7	ea	15.00	105			
206	16100 Security cabling	5,420	sf	0.50	2,710			
208	16100 SUBTOTAL					\$58,824		
209	16100							
210	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>							
211	16100 <u>Temporary services</u>							
212	16100 Temporary power and lights	1	ls	1,200.00	1,200			
213	16100 <u>Reimbursable</u>							
214	16100 Fees & permits	1	ls	1,500.00	1,500			
215	16100 SUBTOTAL					\$2,700		
216								
217								
218	<b>TOTAL - ELECTRICAL</b>						<b>\$103,800</b>	
219								
220								



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS</b>							
<b>E10 EQUIPMENT</b>							
10999	<b>E10 EQUIPMENT, GENERALLY</b> Ceiling mounted projection screens; manual operation	6	loc	600.00	3,600		
	SUBTOTAL					\$3,600	
<b>TOTAL - EQUIPMENT</b>							<b>\$3,600</b>
<b>E20 FURNISHINGS</b>							
12500	<b>E2010 FIXED FURNISHINGS</b> Manually operated, Room darkening shades	936	sf	6.00	5,616		
	SUBTOTAL					\$5,616	
	<b>E2020 MOVABLE FURNISHINGS</b> All movable furnishings to be provided and installed by owner						
	SUBTOTAL					NIC	
<b>TOTAL - FURNISHINGS</b>							<b>\$5,616</b>
<b>F10 SPECIAL CONSTRUCTION</b>							
	<b>F10 SPECIAL CONSTRUCTION</b> No items in this section						
	SUBTOTAL						
<b>TOTAL - SPECIAL CONSTRUCTION</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
	<b>F2010 BUILDING ELEMENTS DEMOLITION</b>						
02050	Demolition of existing walls	6,804	sf	0.75	5,103		
02050	Demolish floor finishes	5,420	sf	1.00	5,420		
02050	Demolish ceilings	5,420	sf	0.60	3,252		
02050	Remove and salvage single doors	6	loc	60.00	360		
02050	Demolish single doors	14	loc	60.00	840		
02050	Demolish double doors	2	loc	120.00	240		
02050	Demolish MEP	5,420	sf	2.00	10,840		
02050	Temporary protection and dust control	1	ls	2,000.00	2,000		
02050	Miscellaneous demolition	1	ls	1,000.00	1,000		
	SUBTOTAL					\$29,055	
02121	<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b> Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$29,055</b>



Progress Estimate

GFA

5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS</b>								
<b>MARK UP</b>								
273								
274								
275	<b>GENERAL COND. / PERMIT / INS.</b>							
276	01000 General Conditions	1.5	mnth	70,000	105,000			
277	17001 Insurances and bonds	2.25%		466,254	10,491			
278	17001 Phasing Premium	10.00%		476,745	47,675			
279	17001 Permit							
280	SUBTOTAL					\$163,166		
281								
282	<b>FEE</b>							
283	17002 Overhead & profit/fee	10.00%		524,420	52,442			
284	SUBTOTAL					\$52,442		
285								
286	<b>TOTAL - MARK UP</b>						<b>\$215,608</b>	
287								
288								
289	<b>CONTINGENCIES/ESCALATION</b>							
290								
291	<b>DESIGN &amp; PRICING</b>							
292	17003 Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		576,862	43,265			
293	SUBTOTAL					\$43,265		
294								
295	<b>ESCALATION</b>							
296	17004 Price escalation due to increases in labor and material costs (Included at 4% per annum) - 12 months	4.00%		620,127	24,805			
297	SUBTOTAL					\$24,805		
298								
299	<b>CONSTRUCTION CONTINGENCY</b>							
300	17005 Excluded - Recommend that 5% construction contingency is included in the overall project budget							
301	SUBTOTAL					excluded		
302								
303	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						<b>\$68,070</b>	
304								
305	<b>TOTAL 6 CLASSROOMS</b>						<b>\$644,932</b>	



Progress Estimate

GFA

1,611

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 1 NEW SCIENCE LB (Rms 226 & 230)**

**GROSS FLOOR AREA CALCULATION**

Second Floor (Science Room) 1,611

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,611</b>	<b>sf</b>
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**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
No work in this section  
SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
No work in this section  
SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
No work in this section  
SUBTOTAL

<b>TOTAL - FOUNDATIONS</b>							
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**B10 SUPERSTRUCTURE**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
05500	<b>B1010 FLOOR CONSTRUCTION</b> New penetrations through floor slab for new plumbing at science room	7	loc	500.00	3,500		
07270	<b>B1020 ROOF CONSTRUCTION</b> Fire stopping floors	1	ls	750.00	750		
SUBTOTAL							\$4,250

**B1020 ROOF CONSTRUCTION**  
No work in this section  
SUBTOTAL

<b>TOTAL - SUPERSTRUCTURE</b>								<b>\$4,250</b>
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**B20 EXTERIOR CLOSURE**

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
09250	<b>B2010 EXTERIOR WALLS</b> Patch existing perimeter walls	540	sf	1.50	810		
SUBTOTAL							\$810

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
08520	<b>B2020 WINDOWS/CURTAINWALL</b> Assume existing windows to remain with no new work required						
SUBTOTAL							

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
08520	<b>B2030 EXTERIOR DOORS</b> Assume existing exterior doors to remain with no new work required						
SUBTOTAL							

<b>TOTAL - EXTERIOR CLOSURE</b>								<b>\$810</b>
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Progress Estimate

GFA

1,611

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>PHASE 1 - RENOVATIONS TO CREATED 1 NEW SCIENCE LB (Rms 226 &amp; 230)</b>							
<b>B30 ROOFING</b>							
<b>B3010 ROOF COVERINGS</b>							
07500	Assume no work required at existing roofing						
	SUBTOTAL						
<b>B3020 ROOF OPENINGS</b>							
	No items in this section						
	SUBTOTAL						
<b>TOTAL - ROOFING</b>							
<b>C10 INTERIOR CONSTRUCTION</b>							
<b>C1010 PARTITIONS</b>							
09250	Patch existing walls	1,240	sf	1.50	1,860		
09250	New GWB partitions; 6" studs with 5/8" GWB each sid	392	sf	9.15	3,587		
09250	New GWB partitions; 3-5/8" studs with 5/8' GWB one side only	224	sf	4.50	1,008		
09250	Miscellaneous patching of existing walls	1	ls	500.00	500		
07900	Sealants & caulking at partitions	1	ls	500.00	500		
06100	Rough blocking	110	lf	3.00	330		
	SUBTOTAL						\$7,785
<b>C1020 INTERIOR DOORS</b>							
08710	Install existing doors	1	ea	150.00	150		
08710	Hardware; replace all hardware with new hardware	1	ea	500.00	500		
08710	Hardware; replace hardware to existing doors to remain in lab classroom	2	ea	500.00	1,000		
09900	Paint doors and frames (including doors to remain)	3	ea	90.00	270		
07900	Sealants & caulking	1	ea	50.00	50		
	SUBTOTAL						\$1,970
<b>C1030 SPECIALTIES / MILLWORK</b>							
12600	Lockers; 12 x 12 <i>Science classroom</i>	5	ea	320.00	1,600		
12320	Science classroom casework- Acid resistant counters; Teacher Demo Table with integral sink	1	ea	2,500.00	2,500		
12320	Science classroom casework base cabinets	80	lf	260.00	20,800		
12320	Science classroom casework wall cabinets; glass doors	28	lf	350.00	9,800		
12320	Science classroom acid resistant counter tops	165	sf	90.00	14,850		
12320	Safety Station w/ Eye Wash and Shower at science rooms	2	ea	700.00	1,400		
10400	Room Signs	3	loc	75.00	225		
10100	Tack boards; (1) 19 ft long in each classroom	76	sf	16.00	1,216		
10100	Marker boards; (2) 4 ft long in each classroom	32	sf	18.00	576		
07900	Miscellaneous sealants	1,611	gfa	0.20	322		
	SUBTOTAL						\$53,289
<b>TOTAL - INTERIOR CONSTRUCTION</b>							
							<b>\$63,044</b>



Progress Estimate

GFA

1,611

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>PHASE 1 - RENOVATIONS TO CREATED 1 NEW SCIENCE LB (Rms 226 &amp; 230)</b>							
<b>C20 STAIRCASES</b>							
<b>C2010 STAIR CONSTRUCTION</b>							
No items in this section							
SUBTOTAL							
<b>C2020 STAIR FINISHES</b>							
No items in this section							
SUBTOTAL							
<b>TOTAL - STAIRCASES</b>							
<b>C30 INTERIOR FINISHES</b>							
<b>C3010 WALL FINISHES</b>							
09900	Paint to walls	2,788	sf	0.60	1,673		
SUBTOTAL						\$1,673	
<b>C3020 FLOOR FINISHES</b>							
09650	Patch/level existing floors	1,611	sf	1.50	2,417		
09650	VCT flooring	1,611	sf	3.00	4,833		
09650	Vinyl Cove Base	222	lf	2.40	533		
SUBTOTAL						\$7,783	
<b>C3030 CEILING FINISHES</b>							
09510	ACT ceilings; 2 x 2 fiberglass	1,611	sf	3.25	5,236		
SUBTOTAL						\$5,236	
<b>TOTAL - INTERIOR FINISHES</b>							<b>\$14,692</b>
<b>D10 CONVEYING SYSTEMS</b>							
<b>D1010 ELEVATOR</b>							
No items in this section							
SUBTOTAL							
<b>TOTAL - CONVEYING SYSTEMS</b>							
<b>D20 PLUMBING</b>							
<b>D20 PLUMBING, GENERALLY</b>							
15100	Allowance for connections and piping for new lab sinks (sinks included with casework)	7	loc	2,000.00	14,000		
15100	Acid neutralization	1	ls	5,000.00	5,000		
SUBTOTAL						\$19,000	
<b>TOTAL - PLUMBING</b>							<b>\$19,000</b>
<b>D30 HVAC</b>							
<b>D30 HVAC, GENERALLY</b>							
15300	Reconfigure return air ducts	1,611	sf	6.00	9,666		
SUBTOTAL						\$9,666	
<b>TOTAL - HVAC</b>							<b>\$9,666</b>



Progress Estimate

GFA

1,611

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 1 NEW SCIENCE LB (Rms 226 & 230)**

**D40 FIRE PROTECTION**

**D40 FIRE PROTECTION, GENERALLY**

15200	Reconfigure/modify existing Fire protection system	1,611	sf	2.00	3,222.00		
	SUBTOTAL					\$3,222	

**TOTAL - FIRE PROTECTION**

**\$3,222**

**D50 ELECTRICAL**

**D5010 SERVICE & DISTRIBUTION**

No items in this section

SUBTOTAL

**D5020 LIGHTING & POWER**

16100	New direct/indirect fluorescent lighting	1,611	sf	4.00	6,444		
16100	Lighting Control based upon automatic lighting control system	1,611	sf	1.00	1,611		
16100	Small power devices	1,611	sf	0.30	483		
16100	Branch circuitry	1,611	sf	2.50	4,028		
	SUBTOTAL					\$12,566	

**D5030 COMMUNICATION & SECURITY SYSTEMS**

16100	Fire alarm	1,611	sf	1.25	2,014		
	<u>Telephone/Data/CATV</u>						
16100	1 port telephone/2 port data device	1	ea	45.00	45		
16100	4 Port data device	4	ea	60.00	240		
16100	Teacher device	1	ea	45.00	45		
16100	Device box	6	ea	94.00	564		
16100	CAT 6 UTP cable	1,611	sf	1.25	2,014		
16100	Backbone cabling	1	ls	500.00	500		
16100	New smartboard	1	ea	5,000.00	5,000		
	<u>Public Address System</u>						
16100	Ceiling speaker	1	ea	150.00	150		
16100	Connect to existing system	1	ls	250.00	250		
16100	Device box	1	ea	15.00	15		
16100	PA system cabling	1	ls	250.00	250		
	<u>Wireless Clock System</u>						
16100	Wireless clock transceiver	1	ea	450.00	450		
16100	12" clock	1	ea	150.00	150		
16100	Rough-in	1	ls	125.00	125		
	<u>Security System</u>						
16100	Motion sensor ceiling mount	1	ea	82.00	82		
16100	Connect to existing system	1	ls	500.00	500		
16100	Device box	1	ea	15.00	15		
16100	Security cabling	1,611	sf	0.50	806		
	SUBTOTAL					\$13,215	

**D5040 OTHER ELECTRICAL SYSTEMS**

Temporary services

16100	Temporary power and lights	1	ls	500.00	500		
	<u>Reimbursable</u>						
16100	Fees & permits	1	ls	1,000.00	1,000		
	SUBTOTAL					\$1,500	

**TOTAL - ELECTRICAL**

**\$27,281**

**E10 EQUIPMENT**

**E10 EQUIPMENT, GENERALLY**

10999	Ceiling mounted projection screens; manual operation	1	loc	600.00	600		
	SUBTOTAL					\$600	



Progress Estimate

GFA

1,611

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 1 NEW SCIENCE LB (Rms 226 & 230)**

231  
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<b>TOTAL - EQUIPMENT</b>							<b>\$600</b>
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**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**

12500	Manually operated, Room darkening shades	180	sf	6.00	1,080		
	SUBTOTAL					\$1,080	

**E2020 MOVABLE FURNISHINGS**

	All movable furnishings to be provided and installed by owner						NIC
	SUBTOTAL						

<b>TOTAL - FURNISHINGS</b>							<b>\$1,080</b>
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**F10 SPECIAL CONSTRUCTION**

**F10 SPECIAL CONSTRUCTION**

	No items in this section						
	SUBTOTAL						

<b>TOTAL - SPECIAL CONSTRUCTION</b>							
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**F20 SELECTIVE BUILDING DEMOLITION**

**F2010 BUILDING ELEMENTS DEMOLITION**

02050	Demolition of existing walls	532	sf	0.75	399		
02050	Demolish floor finishes	1,611	sf	1.00	1,611		
02050	Demolish ceilings	1,611	sf	0.60	967		
02050	Demolish single doors	1	loc	60.00	60		
02050	Demolish MEP	1,611	sf	2.00	3,222		
02050	Temporary protection and dust control	1	ls	1,000.00	1,000		
02050	Miscellaneous demolition	1	ls	500.00	500		
	SUBTOTAL					\$7,759	

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

02121	Excluded						
	SUBTOTAL						

<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$7,759</b>
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Progress Estimate

GFA

1,611

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>PHASE 1 - RENOVATIONS TO CREATED 1 NEW SCIENCE LB (Rms 226 &amp; 230)</b>								
<b>MARK UP</b>								
	<b>GENERAL COND. / PERMIT / INS.</b>							
276								
277								
278								
279	01000 General Conditions	1.5	mnth	70,000	105,000			
280	17001 Insurances and bonds	2.25%		256,404	5,769			
281	17001 Phasing Premium	10.00%		262,173	26,217			
282	17001 Permit							
283	SUBTOTAL					\$136,986		
284								
285	<b>FEE</b>							
286	17002 Overhead & profit/fee	10.00%		288,390	28,839			
287	SUBTOTAL					\$28,839		
288								
289	<b>TOTAL - MARK UP</b>						<b>\$165,825</b>	
290								
291	<b>CONTINGENCIES/ESCALATION</b>							
292								
293								
294	<b>DESIGN &amp; PRICING</b>							
295	17003 Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		317,229	23,792			
296	SUBTOTAL					\$23,792		
297								
298	<b>ESCALATION</b>							
299	17004 Price escalation due to increases in labor and material costs (Included at 4% per annum) - 12 months included	4.00%		341,021	13,641			
300	SUBTOTAL					\$13,641		
301								
302	<b>CONSTRUCTION CONTINGENCY</b>							
303	17005 Excluded - Recommend that 5% construction contingency is included in the overall project budget							
304	SUBTOTAL					excluded		
305								
306	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						<b>\$37,433</b>	
307								
308	<b>TOTAL 1 SCIENCE LAB (Rms 226 &amp; 230)</b>						<b>\$354,662</b>	



## Five Options: Narrative

### Initial Utilization

Phase 2 of the project addresses the remaining need for expansion in the years following FY11 and the need for expansion due to the student population increase. Options range in approach from permanent additions to temporary modulars in the parking lot. Each option was costed out accordingly and includes projected rates of inflation in the analysis. Included in this report is a summary of the cost estimates for each option, and a detailed progress estimate for Option 4, which consists of renovations to the existing space only.



HMFH was asked to look at possible expansion opportunities on the site to resolve the anticipated space needs and the first step in that process was to look at the utilization of the existing space. Though the MSBA recommends a utilization factor of 85%, it is generally understood that this applies more readily to high schools, and that for middle schools it is usually not possible to reach the same efficiencies. Maintaining the 'cluster' groupings create difficulties in scheduling classes because it reduces flexibility. As a result, efficiencies of 70% are more common and can even drop to 65% depending on the curriculum and class size restrictions. In the end, it was determined that determining expansion needs needed to be function of clusters, not formulas. The conclusion was to maintain the original number from the RFP which was generated by the number of students anticipated each year and the existing cluster structure.

MSBA guidelines recommend classroom sizes of 950 square feet but will accept classrooms of 850 square feet. Most of the classrooms at WMS are in the range of 720-760 square feet. It was determined for planning that any additional classrooms would target the MSBA guidelines rather than the existing condition in order to not preclude possible eligibility for reimbursement funds.

As a first pass at solving the anticipated space deficit, HMFH was asked to explore expansion potential on the site. Options 1, 2, and 3 propose additions which support the "Cluster" and "House" system with adjacencies while providing flexibility for future changes within the program. As mentioned previously, the site is constricted and difficult to expand on. Three locations were identified as possibilities. Option 1 explores the parking lot between the South Additions, Option 2 looks at demolishing and rebuilding the Gym B wing, and Option 3 looks at an infill between the North and South Additions along Kingsbury. Each location has a different impact on the existing facilities and therefore the composition of each addition is adapted to the individual conditions. Furthermore, science labs and special services spaces were exchanged with classrooms so that adjacencies could both support the Academic structure and take advantage of

# Wellesley Middle School

## Additional Classroom/Space Needs Study

potential cost savings. For example, by putting new science labs in space that is contiguous with existing science labs costs are reduced and the displaced classrooms become part of new construction, at a lower cost per square foot than new science would be. Following is a brief description of each option.

### Option 1: South Addition Infill

The first area on the site to be investigated regarding infill is the area located between the two South additions which were added in 1958 and 1966. They are located along the bus drive that connects Kingsbury Street to the Donizetti Street bus turn around and parking area. While there are a number of positives for this location, it was felt that the negatives far outweighed any potential gains.

Of the three “addition” options, Option 1 is the least expensive. It is significantly smaller in size than Option 2 because it does not include a permanent location for Central Administration and has significantly less complicated renovation work. It is more efficient from a space planning perspective than Option 3 because it is a double loaded corridor, though it is without the architectural impact that a new entry façade such as the one proposed in Option 3 would offer.

Regarding overall utilization of the site, there are some strong benefits to this solution because of the way it completes the interior circulation pattern of the south “campus.” Currently students traveling from the 1966 addition to the 1958 addition must make a circuitous route through the main building corridor. This can create problems for the younger 6th graders, who must then mingle with the older 8th graders, and reduces the flexibility of House, and potentially cluster, classroom composition. By completing the circulation pattern Houses can flex into or re-tract out of the addition as needed, making classrooms available to the more mobile 7th and 8th graders.

While the potential flexibility regarding utilization is attractive, the disadvantages of this option outweigh the gain. One of the more significant concerns is that the construction period would be very disruptive to already strained site circulation, particularly as it would require closing off the driveway currently used by buses for pick up and drop off. There was also concern regarding fire accessibility during construction.

Though a small light-court would be created, access to light and air would be significantly compromised by all spaces facing the court, and there would be several existing rooms that would lose windows if this option were to go forward. Though efforts were made to keep the impact on light and air to a minimum, decreased exterior



View of South Addition



Site for Option 1



View of Option 1 along bus alley

wall area would require cutting windows into the existing exterior walls on the 1958 addition. This would not impact the addition structurally. The walls are infill and not bearing, and new windows were included in the preliminary cost estimates.

As it stands, parking is a difficult issue on the Middle School campus, and Option 1 would eliminate a significant portion of on-site parking. Though there is a lot located to the north of the campus at the end of Donizetti, the advantage to having parking at the building is seen as significant. Also, the loading area for the district-wide production center located in the basement would need to be re-routed to less convenient to storage location along the back of the Main Building.

### Option 2: New Wing at Gym B

The second area on the site to be investigated is the current location of the Gym B addition which was constructed in 1958. Initially it was hoped that a second floor could be added to the existing addition. Upon more careful investigation, however, it was determined that the cost of adding a second floor would be disproportionate to the gains and that the more effective approach would be to demolish the existing structure and replace it with a more efficient two-story addition that would house Central Administration on the first floor, and create a new “Gym B” adjacent to the existing Gym located on the third floor of the original building. The option was seen to have many advantages regarding long-term solutions for not only the Middle School Campus, but also for the Wellesley Public Schools overall by creating a permanent home for what has been the nomadic department of Central Administration. The most significant aspect to finding a permanent home for Central Administration is eliminating the potential need for expensive leasing costs. The location on the site is ideal for Central Administration as it creates an independent entry off of Calvin Road, and is adjacent to the large parking lot which could serve not only as employee parking, but also as guest parking for parents visiting from other schools. This would then free up other on-site parking for Middle School employees and visitors.



View of South Addition



View of South Addition



View of South Addition

Central Administration is currently housed in approximately 6000 square feet, plus storage. This space is inadequate due to the fact that there are a number of offices that are located outside the Central Administration Suite in remote offices either within the Middle School complex or within the district. A number of positions are anticipated but have not been added yet, further increasing the total square foot requirements for a fully functional Central Administration area. Option 2 would provide adequate space for anticipated expansion.

# Wellesley Middle School Additional Classroom/Space Needs Study

Other advantages to Option 2 include improved adjacencies for Gym B and Fitness and improved Art facilities. While systems would be connected back to existing boilers, the extent of new construction allows for a more energy efficient envelope, which would reduce consumption for the added space. High efficiency glazing, appropriate insulation, reflective roofing, and effective day lighting strategies, both passive and active, would all be explored and potentially contribute to long term energy cost savings.

## Option 3: Kingsbury Courtyard Infill

This Option establishes a new relationship between the school and the neighborhood environment by creating an architectural element that gives a identity to the façade along Kingsbury Street. Currently, the location offers unrestricted access to the middle school “courtyard.” The original facade and cupola are framed by the North and South additions from 1966. The proposed addition would infill the area between the existing “wings.” This would enclose the courtyard fully, making it a more secure area for students while ensuring that activities taking place there are overseen by the Middle School administration. Furthermore, the completion of an interior circulation “look” allows student to circulate fully and efficiently indoors, eliminating the need for students to go outside in order to cross the campus. The benefits of this are multiple: less time to get between classes, less dirt and grime tracked into the building, less energy wasted from continuous opening and closing of exterior doors.

Architecturally, Option 3 has the potential for making the boldest statement both because of its location at the front face of the building, and also because the option proposes a large, glassy, “rotunda”-like entry space that is two stories high, and a bridge by the second floor circulation route. This would allow visual connection to the courtyard and original façade to remain between the school and the neighborhood. Creating a two story volume eases the complicated floor level transitions throughout the site.

The current proposal demonstrates the potential for supporting the current House/Cluster structure while also allowing for flexibility in the future. Each House or Cluster consists of three standard classrooms and a science lab. While the science labs are limited in location due to specific requirements, the classrooms can be reassigned as needed to support the academic structure. While ideally House/Cluster groupings would be contiguous, it is also possible to keep the sense of a grouping by relating classrooms via vertical circulation routes. So for example, on the first floor of the addition in Option 3 a 7th grade classroom is proposed for the



Site of Option 3 between North and South Wing Additions



WMS Courtyard

North Addition side. Though the 8th grade is currently located on the second floor of that wing, the third floor is dedicated to the 7th grade Clusters. Therefore, a full 7th grade cluster may consist of the new classroom on the first floor, the new classroom on the 3rd floor, and the existing room 318.

Option 3 also addresses the complicated relationship between grade and floor level that occurs throughout the site. Currently there are “major” entries on the third floor off of Donizetti Street, and on the Second floor at the courtyard entry which enters into the administration area., though access to the courtyard is a half level lower, and the first floor becomes more of a basement floor as it moves toward the back of the site. This option gives the Middle School a main entry on the first floor off of Kingsbury which gives the school more navigational clarity.

This option, however, would dramatically shift the front “set back” from Kingsbury. The permitting process to resolve this was perceived as a potential substantial timing concern. Another concern was that the arcade would limit line of sight of the principal’s office administration to the Kingsbury entry location.

#### Option 4: All Renovation

Ideally Wellesley Middle School would address the influx of students with a permanent solution that would ultimately increase the capacity of the campus and support the academic structure that has served Wellesley middle school-ers well for a number of years.

Due diligence, however, required a careful look at the utilization of the existing configuration, and HMFH Architects, Inc. was asked to create an option under which only renovation to existing space would occur. As predicted, this option has a reduced construction cost, but there are compromises that are necessary to make it work and ultimately reduce flexibility. It would also create a significant degree of disruption in terms of both phasing construction and, ultimately, relocating program.

Some of the compromises for Option 4 would include the loss of the two tiered lecture halls, currently used for Study Hall and Drama to gain 3 regular classroom spaces. Study Hall would move into the cafeteria, which would present a host of scheduling and configuration challenges to be addressed; the Drama program would be integrated into the Performance Art spaces which will reduce scheduling flexibility over all as several of those spaces are already at 70% utilization rates. Special services spaces would be carved out of storage space, office space, and practice rooms, requiring more shared



View of Option 3 Entry



View of Option 3 along Kingsbury

# Wellesley Middle School

## Additional Classroom/Space Needs Study

offices and the loss of six of the eight existing practice rooms. The second third floor classroom would displace two addition offices. While Option 4 proposes the addition of two offices, it is with the understanding that these offices would be shared.

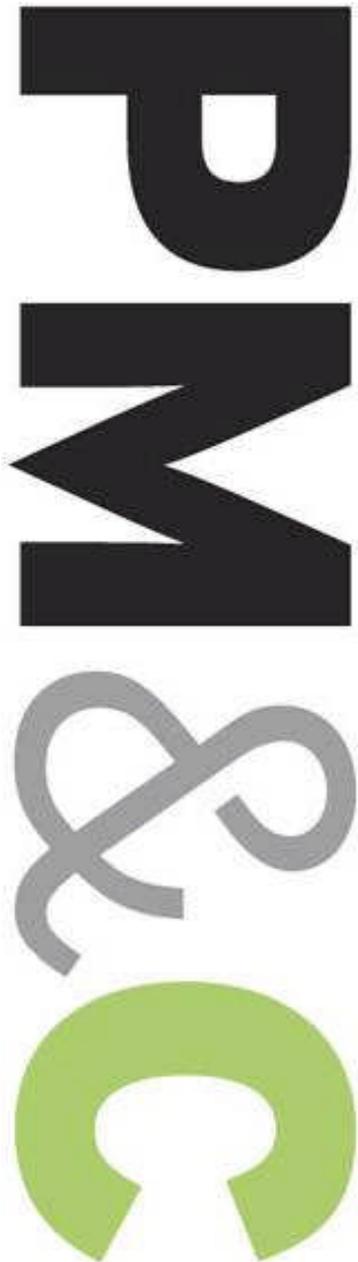
The electives classrooms are proposed as re-assignment of existing space; room 308 is currently not scheduled as a separate classroom but is used as an auxiliary to the art rooms for digital art, and room 247 currently houses the ELL program. In Option 4 room 308 would be assigned as the additional art elective space, and the ELL program would be relocated into a space more appropriately sized for its needs, possibly shared with Reading in room 303. A fourth space that could be re-assigned is the Conference Room currently adjacent to the Tech Offices. A more thorough analysis of specific needs is required to determine best use, but it could either be used as an additional Special Services space or for shared offices.

### Option 5: Modulars

A final option looks at placing modular classrooms in the bus drive along Donizetti Street. Though this option results in a higher cost than the previous option, it significantly reduces disruption and schedule. Furthermore, there is a potential for installing modular units earlier than needed and using them as swing space for permanent renovation to take place. Disadvantages are primarily around the travel distance between the main building and the parking lot for classes, causing long travel time, more grime tracked in and out, exposure of students to all weather conditions, loss of energy, and limited program viability. It would not be desirable to locate 6th or 7th graders in the modular classrooms, which leaves 8th grade regarding programmatic possibilities. The additional classrooms vacated by the 8th grade could then be reassigned with the intention of maintaining the integrity of the House/Cluster system.

Though seen as a relatively low impact option, other concerns are the impact on the bus drop off area and the residential neighborhood. The drop off would need to be reduced by half in order to accommodate the modular units required to satisfy program. The location is relatively prominent and could be considered as having negative implications regarding the neighborhood environment. There is a concern that a prolonged permitting process could further delay the timeline to resolution.





**Progress Estimate**

**Wellesley Middle School  
Middle School Renovations - 5 OPTION ANALYSIS**

Wellesley Ma.

Prepared for:

**HMFH Architects**

September 18, 2009



**Wellesley Middle School**  
 Middle School Renovations - 5 OPTION ANALYSIS  
 Wellesley Ma.

18-Sep-09

**Progress Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

	<b>Construction Start</b>	<b>Gross Floor Area</b>	<b>\$/sf</b>	<b>Estimated Cost</b>
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
<b>OPTION 1</b>				
<b>PHASE ONE COSTS</b>				
<b>4 Classrooms &amp; 1 Science Lab</b>	Jun-10	5,420	\$141.08	<b>\$764,643</b>
<b>TOTAL COSTS PHASE ONE</b>	Jun-10	5,420	<b>\$141.08</b>	<b>\$764,643</b>
<b>FY 12/Fall 2011</b>				
<b>New Three Story Addition</b>	Jul-11	12,000	\$248.12	<b>\$2,977,440</b>
<b>Rooms 107 and 111</b>	Jun-12	1,587	\$158.00	<b>\$250,746</b>
<b>Corridor and New classroom</b>	Jun-12	1,268	\$125.77	<b>\$159,480</b>
<b>Conversion of Rooms 241, 245 and 249</b>	Jun-12	2,212	\$114.52	<b>\$253,320</b>
<b>2 Science Labs (Rms 221 and 217)</b>	Jun-12	2,317	\$183.00	<b>\$424,011</b>
<b>Modify Rm 345 for new corridor</b>	Jun-12			<b>\$20,000</b>
<b>Sitework</b>	Jul-11			<b>\$50,000</b>
<b>TOTAL COSTS FY 12/Fall 2011</b>	Jul-11	19,384	<b>\$213.32</b>	<b>\$4,134,997</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST FOR OPTION 1</b>				<b>\$4,899,640</b>



**Progress Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

	<b>Construction Start</b>	<b>Gross Floor Area</b>	<b>\$/sf</b>	<b>Estimated Cost</b>
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
<b>OPTION 2</b>				
<b>PHASE ONE COSTS</b>				
<b>4 Classrooms &amp; 1 Science Lab</b>	Jun-10	5,420	\$141.08	<b>\$764,643</b>
<b>TOTAL COSTS PHASE ONE</b>	Jun-10	5,420	<b>\$141.08</b>	<b>\$764,643</b>
<b>FY 13/Fall 2012</b>				
<b>New Two Story Addition</b>	Jul-12	18,400	\$290.00	<b>\$5,336,000</b>
<b>New Gym Addition over existing structure</b>	Jul-12	6,225	\$350.00	<b>\$2,178,750</b>
<b>Demolish existing Gym wing</b>	Jul-12	10,375	\$10.00	<b>\$103,750</b>
<b>Demolish 304-1 and 304-2</b>	Jul-12	3,014	\$20.00	<b>\$60,280</b>
<b>2 Science Labs (Rms 221 and 217)</b>	Jul-12	2,317	\$190.00	<b>\$440,230</b>
<b>Rm 227/229 Conversion to Special Services</b>	Jun-12	1,643	\$122.65	<b>\$201,518</b>
<b>Renovate Classroom 306</b>	Jun-12	960	\$114.40	<b>\$109,824</b>
<b>Sitework</b>	Jul-12			<b>\$50,000</b>
<b>TOTAL COSTS FY 13/Fall 2012</b>	Jul-12	42,934	<b>\$197.52</b>	<b>\$8,480,352</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST FOR OPTION 2</b>				<b>\$9,244,995</b>



**Progress Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

	<b>Construction Start</b>	<b>Gross Floor Area</b>	<b>\$/sf</b>	<b>Estimated Cost</b>
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
<b>OPTION 3</b>				
<b>PHASE ONE COSTS</b>				
<b>4 Classrooms &amp; 1 Science Lab</b>	Jun-10	5,420	\$141.08	<b>\$764,643</b>
<b>TOTAL COSTS PHASE ONE</b>	Jun-10	5,420	<b>\$141.08</b>	<b>\$764,643</b>
<b>FY 13/Fall 2012</b>				
<b>New Additions</b>	Jul-12	12,000	\$313.45	<b>\$3,761,400</b>
<b>1 Science Lab (Rms 221 and 217)</b>	Jul-12	1,269	\$190.00	<b>\$241,110</b>
<b>Rm 227/229 Conversion to Special Services</b>	Jun-12	1,643	\$122.65	<b>\$201,518</b>
<b>Renovate Classroom 306</b>	Jun-12	960	\$114.40	<b>\$109,824</b>
<b>Sitework</b>	Jul-12			<b>\$150,000</b>
<b>TOTAL COSTS FY 13/Fall 2012</b>	Jul-12	15,872	<b>\$281.24</b>	<b>\$4,463,852</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST FOR OPTION 3</b>				<b>\$5,228,495</b>



Progress Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
<b>OPTION 4</b>				
<b>PHASE ONE COSTS</b>				
4 Classrooms & 1 Science Lab	Jun-10	5,420	\$141.08	<b>\$764,643</b>
<b>TOTAL COSTS PHASE ONE</b>	Jun-10	5,420	<b>\$141.08</b>	<b>\$764,643</b>
<b>FY 12/Fall 2011</b>				
3 Classrooms (Rms 323/329)	Jul-11	2,600	\$108.57	<b>\$282,279</b>
Practice Room Conversion to Behavioral Support	Jul-11	700	\$129.14	<b>\$90,398</b>
<b>TOTAL COSTS FY 12/Fall 2011</b>	Jul-11	3,300	<b>\$112.93</b>	<b>\$372,677</b>
<b>FY 13/Fall 2012</b>				
2 Classrooms (Rm 228)	Jun-12	1,600	\$169.40	<b>\$271,034</b>
Rm 227/229 Conversion to Special Services	Jun-12	1,643	\$122.65	<b>\$201,518</b>
Rm 334 Conversion to Classroom w/ storage	Jun-12	1,587	\$164.25	<b>\$260,658</b>
<b>TOTAL COSTS FY 13/Fall 2012</b>	Jun-12	4,830	<b>\$151.80</b>	<b>\$733,210</b>
<b>FY 14/Fall 2013</b>				
Rm 115/155 Conversion to Special Services	Jun-13	950	\$89.98	<b>\$85,479</b>
Rm 141/143 Conversion to Special Services	Jun-13	760	\$89.96	<b>\$68,367</b>
Rm 212 Create Office and Storage	Jun-13	1,040	\$97.97	<b>\$101,890</b>
Science Lab (Rm 248)	Jun-13	1,503	\$197.84	<b>\$297,349</b>
Rm 252 Create Office	Jun-13	1,380		<b>\$102,953</b>
<b>TOTAL COSTS FY 14/Fall 2013</b>	Jun-13	5,633	<b>\$116.46</b>	<b>\$656,038</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST FOR OPTION 4</b>				<b>\$2,526,568</b>



**Progress Estimate**

**MAIN CONSTRUCTION COST SUMMARY**

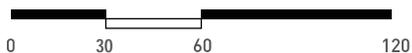
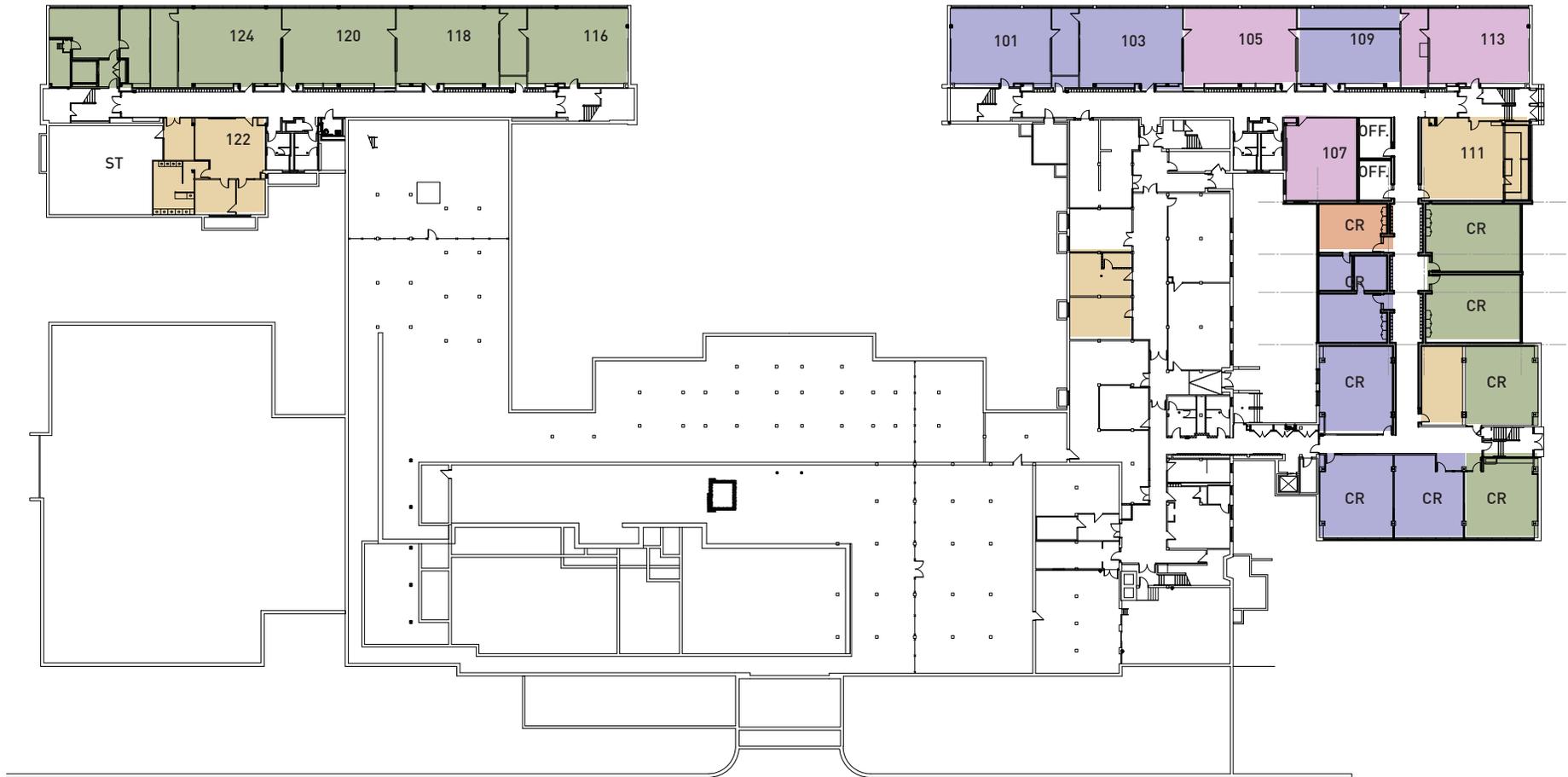
	<b>Construction Start</b>	<b>Gross Floor Area</b>	<b>\$/sf</b>	<b>Estimated Cost</b>
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
<b>OPTION 5</b>				
<b>PHASE ONE COSTS</b>				
<b>4 Classrooms &amp; 1 Science Lab</b>	Jun-10	5,420	\$141.08	<b>\$764,643</b>
<b>TOTAL COSTS PHASE ONE</b>	Jun-10	5,420	<b>\$141.08</b>	<b>\$764,643</b>
<b>FY 13/Fall 2012</b>				
<b>New Temporary Classroom Building</b>	Jul-12	10,465	\$120.00	<b>\$1,255,800</b>
<b>2 Science Labs (Rms 221 and 217)</b>	Jul-12	2,317	\$190.00	<b>\$440,230</b>
<b>Rm 227/229 Conversion to Special Services</b>	Jun-12	1,643	\$122.65	<b>\$201,518</b>
<b>Science Lab (Rm 248)</b>	Jun-12	1,503	\$191.00	<b>\$287,073</b>
<b>Sitework</b>	Jul-12			<b>\$30,000</b>
<b>TOTAL COSTS FY 13/Fall 2012</b>	Jul-12	15,928	<b>\$139.04</b>	<b>\$2,214,621</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST FOR OPTION 5</b>				<b>\$2,979,264</b>

Wellesley Middle School  
Additional Classroom/Space Needs Study



Option 1: South Addition Infill  
View from South  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

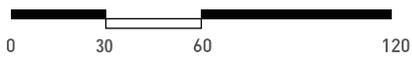
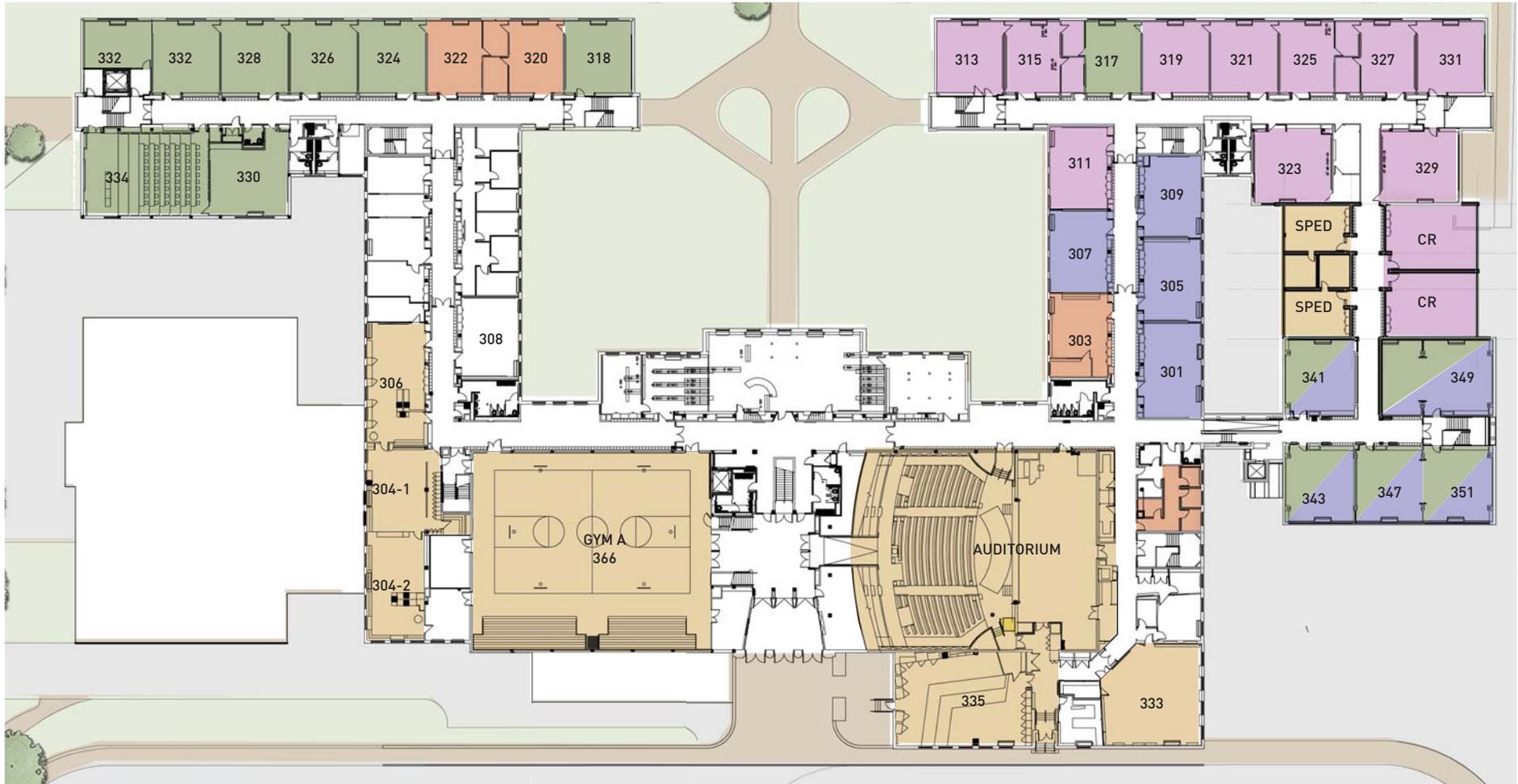
Option 1  
First Floor Plan  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



Option 1  
Second Floor Plan  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 1  
Third Floor Plan  
September 15th, 2009

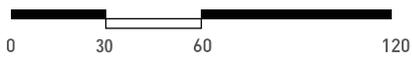
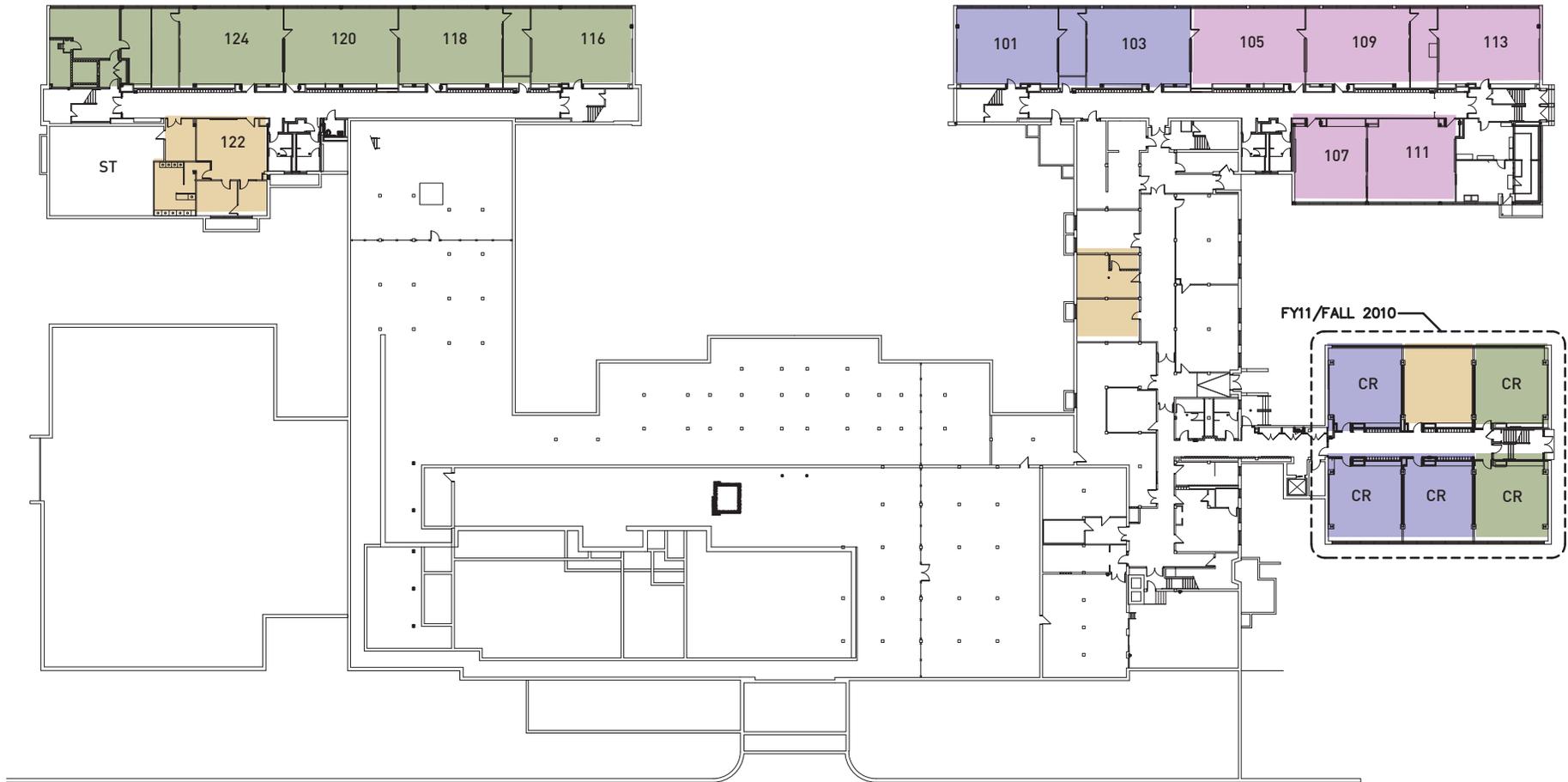


Wellesley Middle School  
Additional Classroom/Space Needs Study



Option 2: New Wing at Gym B  
View from Calvin Road  
September 15th, 2009

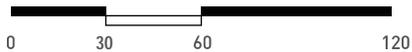
# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 2  
First Floor Plan  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



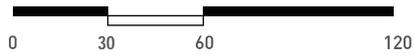
- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 2  
Second Floor Plan  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared



Option 2  
Third Floor Plan  
September 15th, 2009



Wellesley Middle School  
Additional Classroom/Space Needs Study



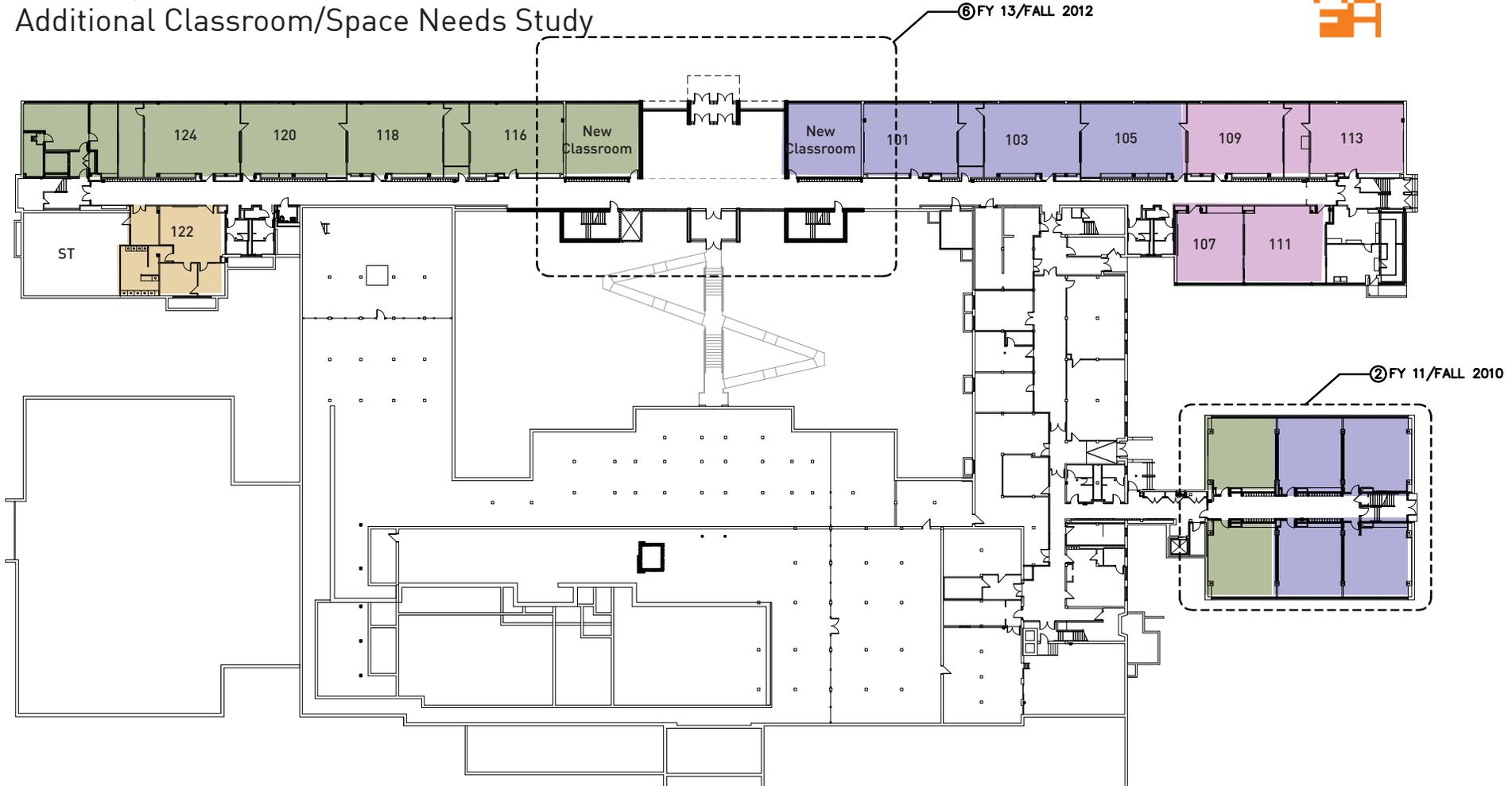
Option 3: Kingsbury Courtyard  
Main Entry  
September 15th, 2009

Wellesley Middle School  
Additional Classroom/Space Needs Study

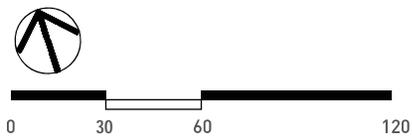


Option 3: Kingsbury Courtyard  
View from Kingsbury Street  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study

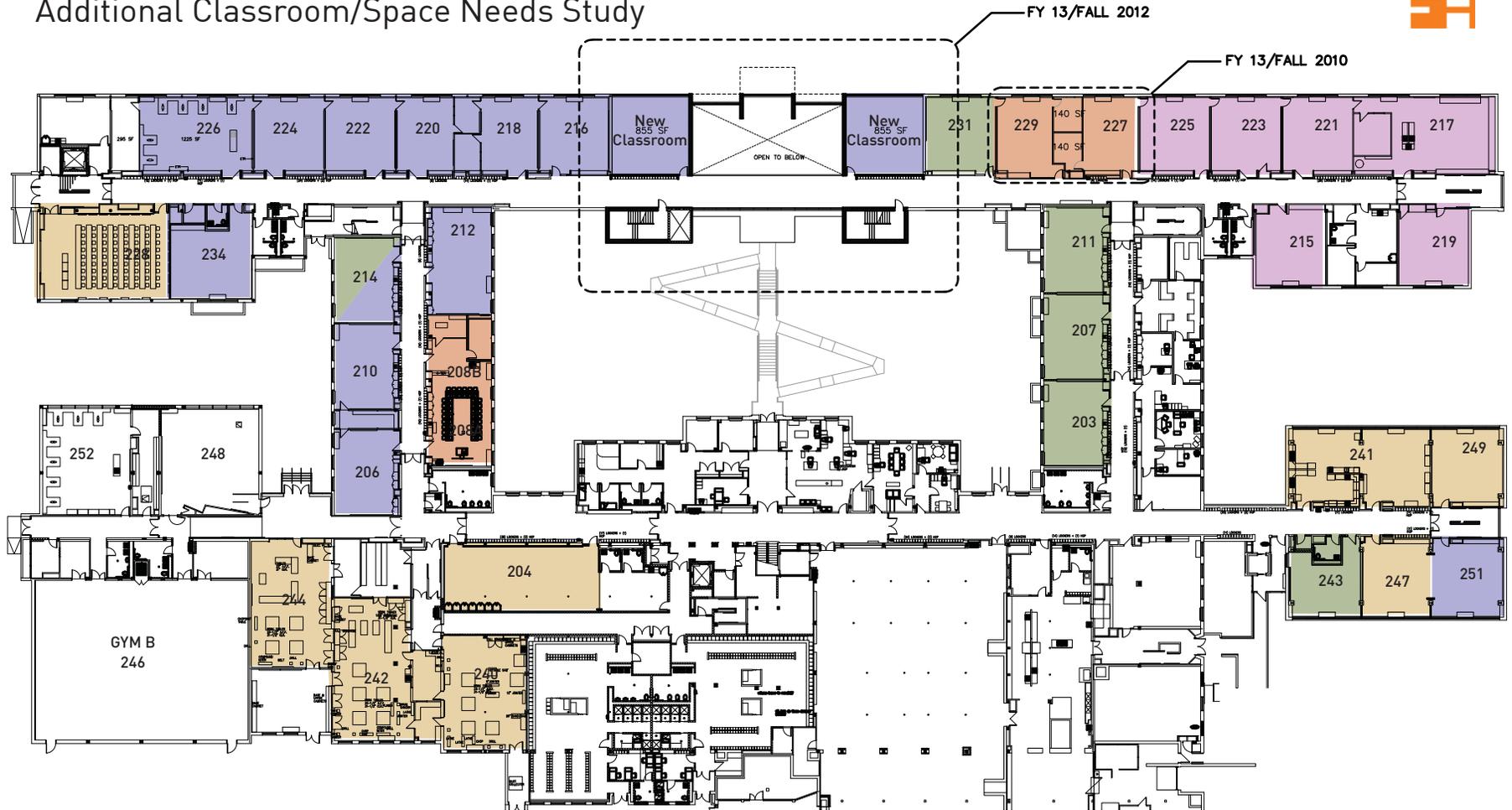


- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared



Option 3  
First Floor Plan  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared



Option 3  
Second Floor Plan  
September 15th, 2009

# Wellesley Middle School Additional Classroom/Space Needs Study



FY 13/FALL 2012

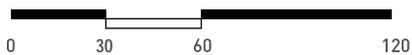
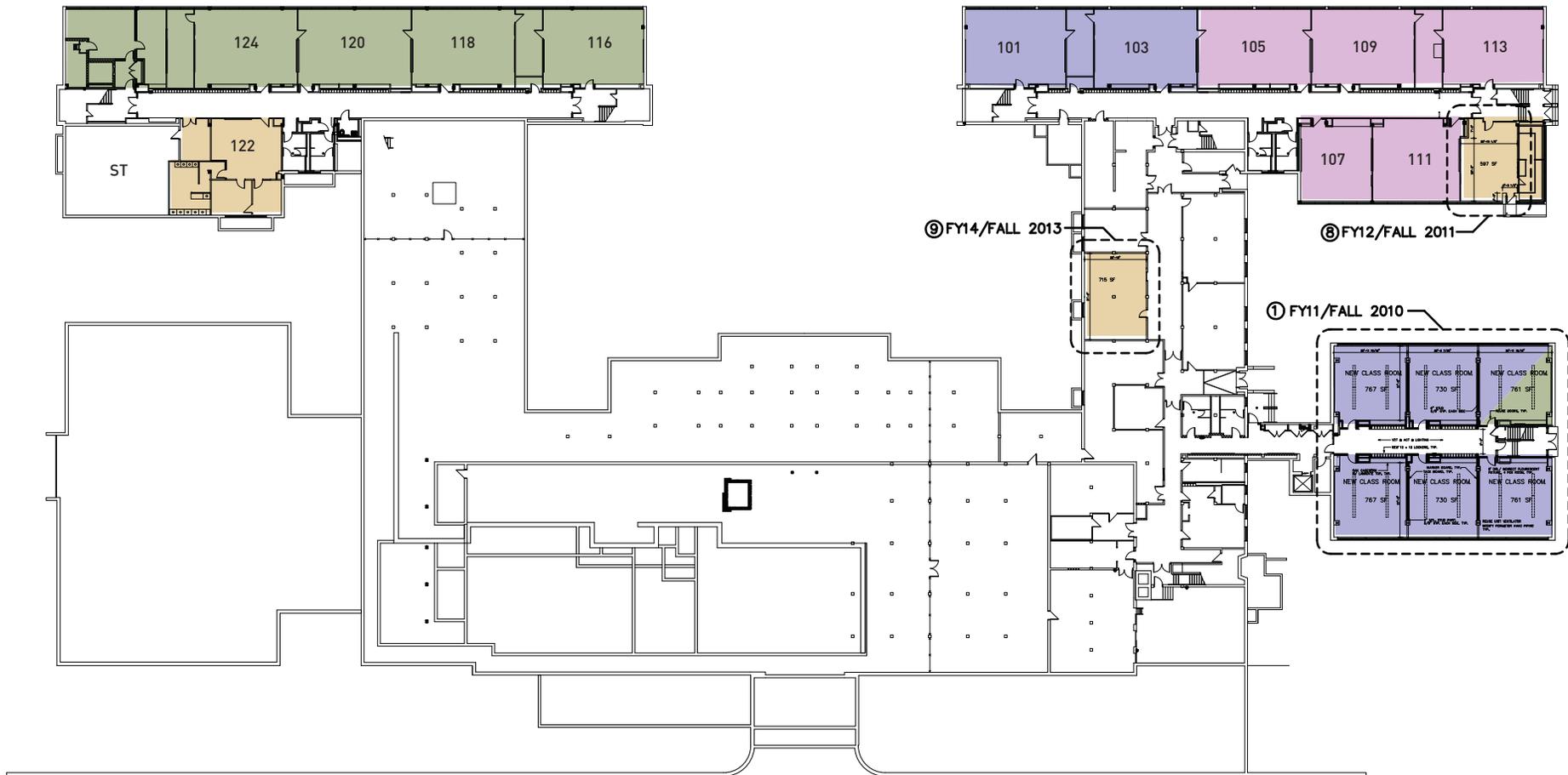


- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 3  
Third Floor Plan  
September 15th, 2009



# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 4  
First Floor Plan  
September 15th, 2009

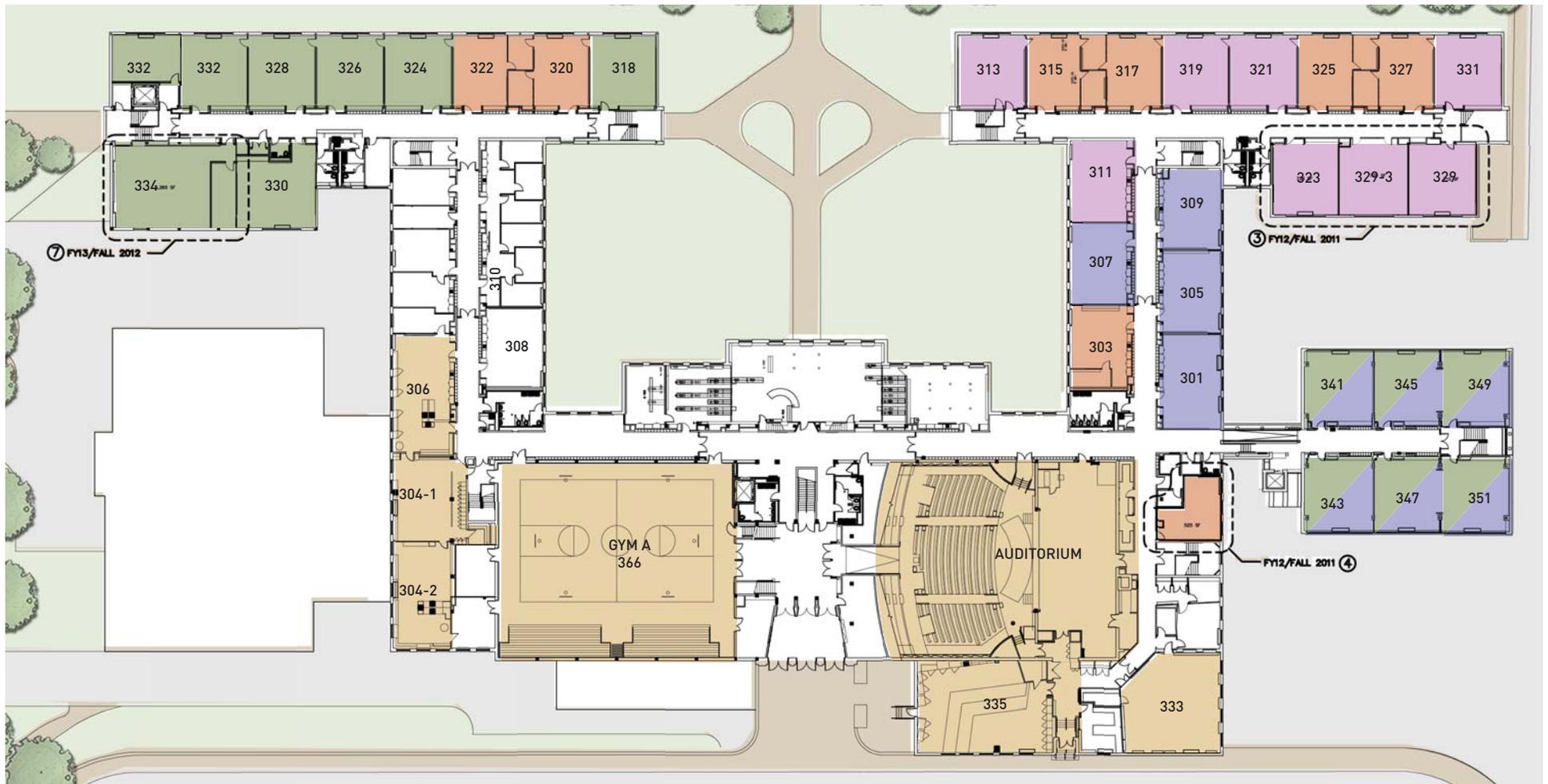
# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 4  
Second Floor Plan  
September 15th, 2009

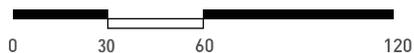
# Wellesley Middle School Additional Classroom/Space Needs Study



⑦ FY13/FALL 2012

③ FY12/FALL 2011

FY12/FALL 2011 ④

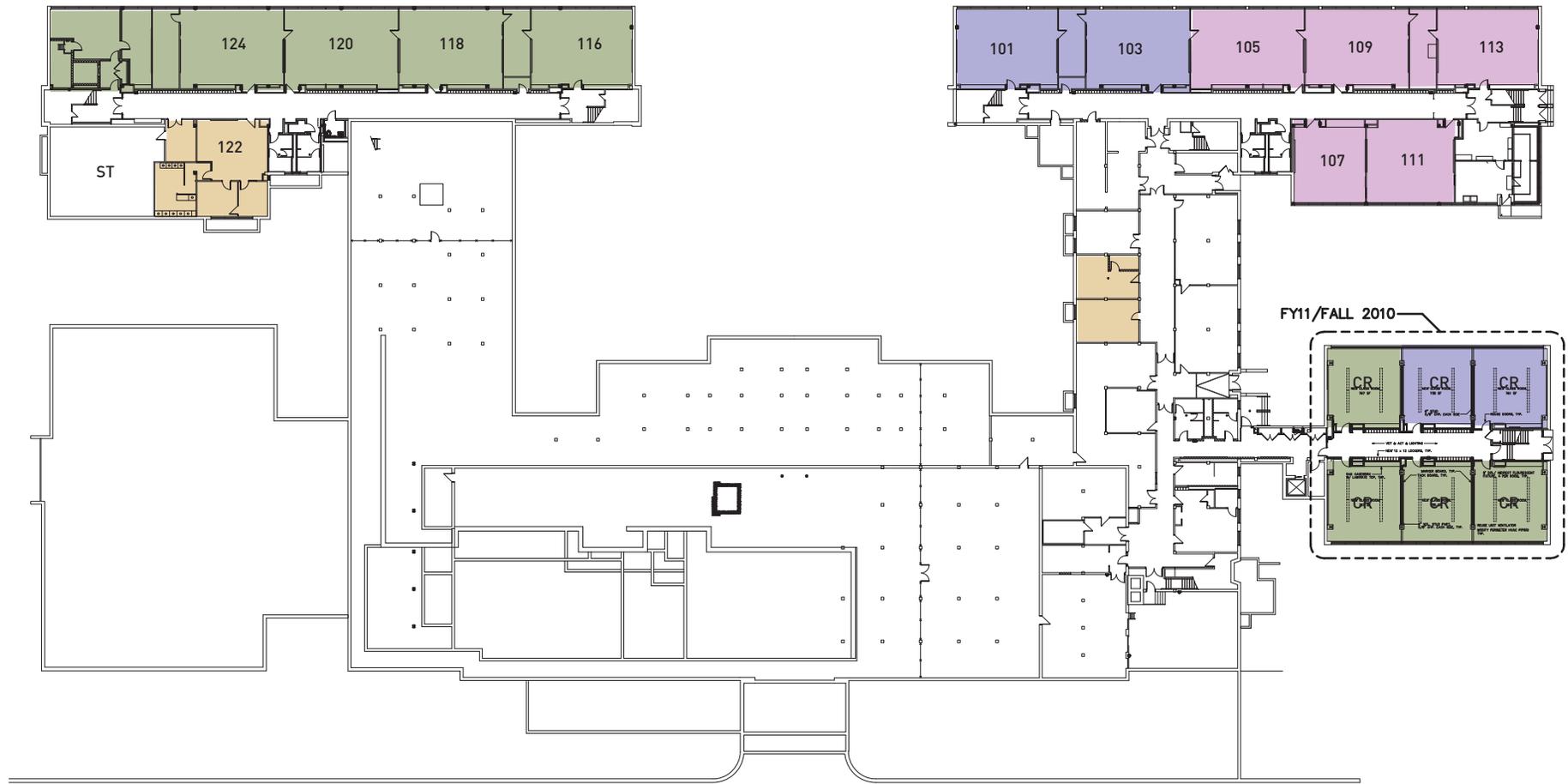


- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

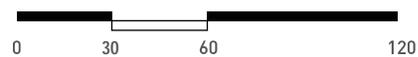
Option 4  
Third Floor Plan  
September 15th, 2009



# Wellesley Middle School Additional Classroom/Space Needs Study

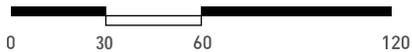
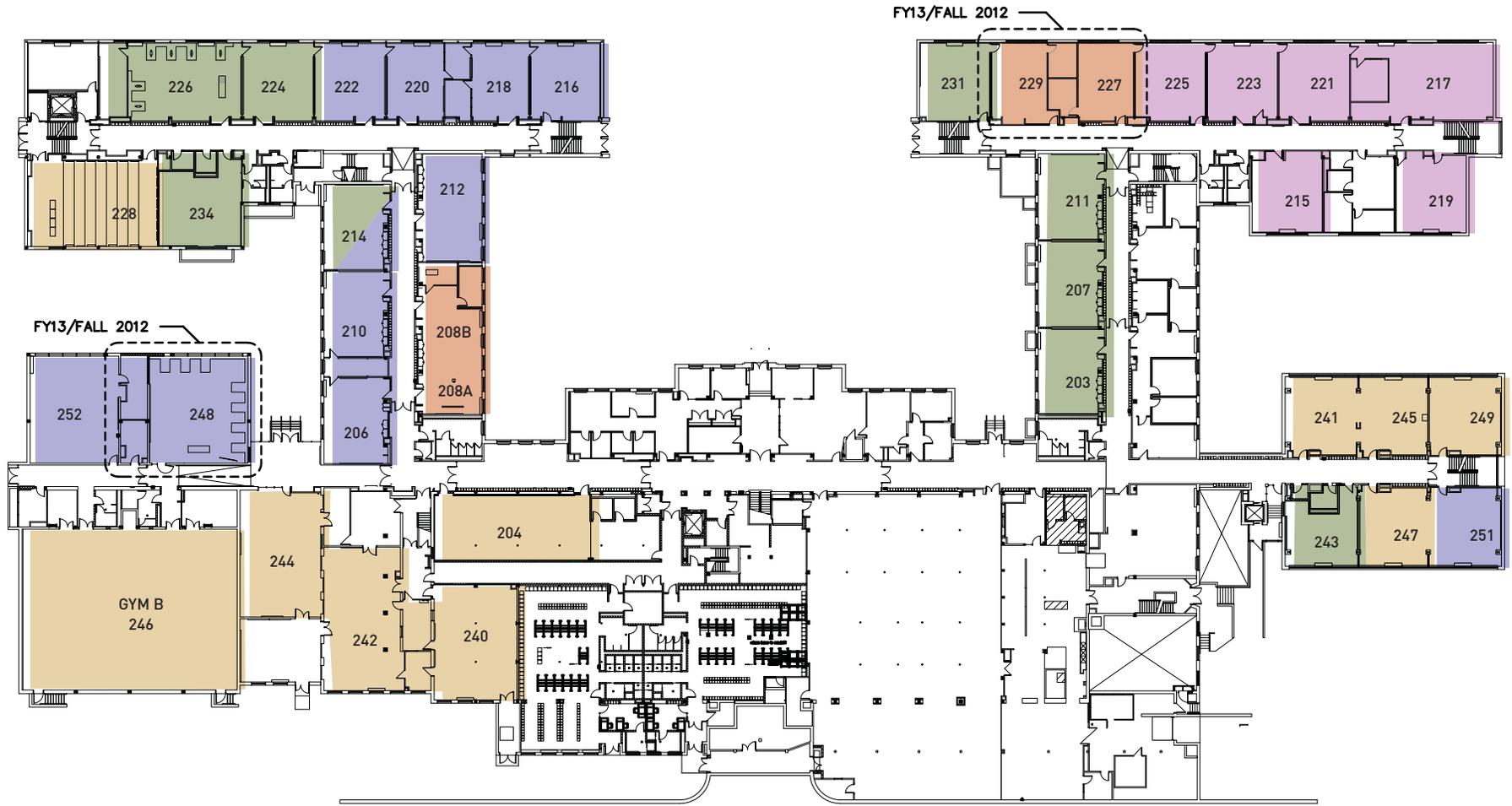


Option 5  
First Floor Plan  
September 15th, 2009



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

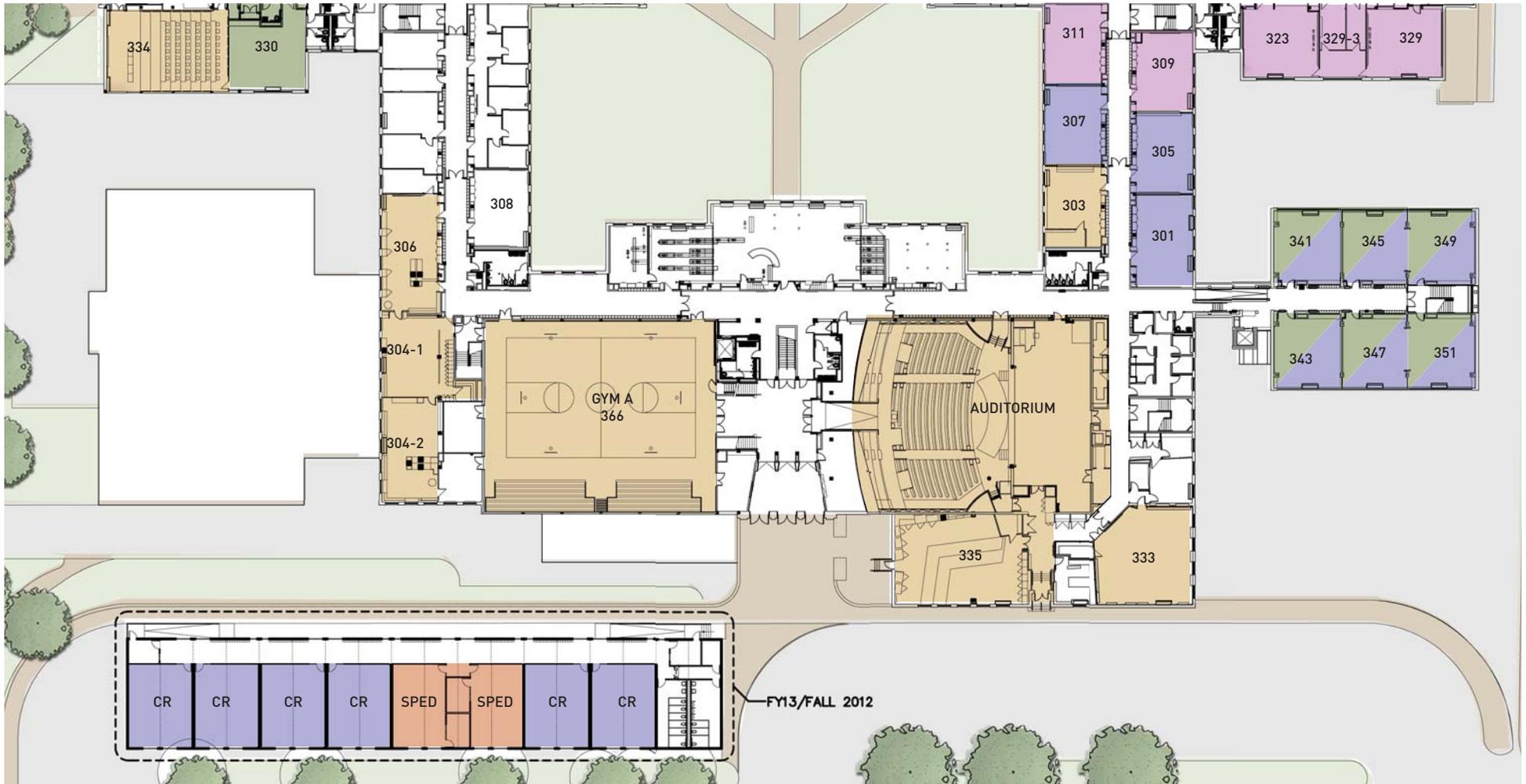
# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
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- Special Education
- Shared

Option 5  
Second Floor Plan  
September 15th, 2009

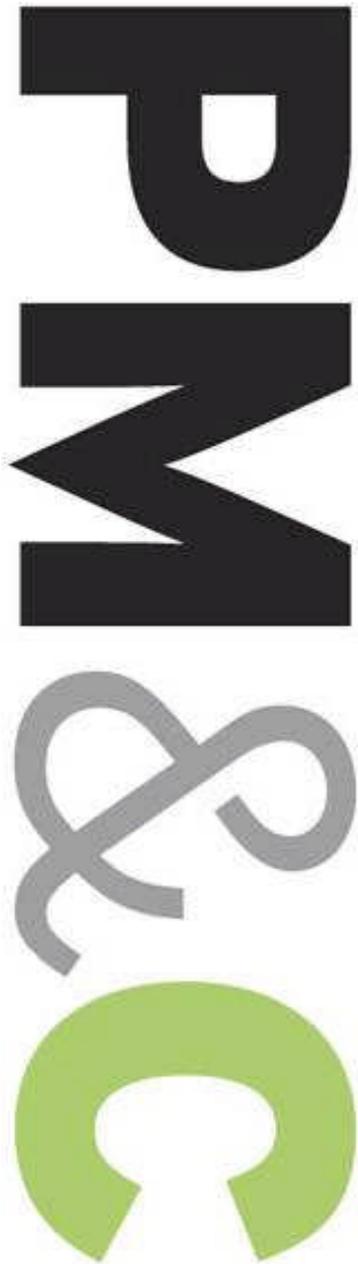
# Wellesley Middle School Additional Classroom/Space Needs Study



- Sixth Grade
- Seventh Grade
- Eighth Grade
- Special Education
- Shared

Option 5  
Third Floor Plan  
September 15th, 2009





**Progress Estimate**

**Wellesley Middle School  
Middle School Renovations - OPTION 4**

Wellesley Ma.

Prepared for:

**HMFH Architects**

September 18, 2009



Progress Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
<i>Note: Costs Below assume no removal of hazardous materials are required</i>				
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<b>FY 13/Fall 2012</b>				
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Rm 334 Conversion to Classroom w/ storage	Jun-12	1,587	\$164.25	<b>\$260,658</b>
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<b>FY 14/Fall 2013</b>				
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Rm 141/143 Conversion to Special Services	Jun-13	760	\$89.96	<b>\$68,367</b>
Rm 212 Create Office and Storage	Jun-13	1,040	\$97.97	<b>\$101,890</b>
Science Lab (Rm 248)	Jun-13	1,503	\$197.84	<b>\$297,349</b>
Rm 252 Create Office	Jun-13	1,380		<b>\$102,953</b>
<b>TOTAL COSTS FY 14/Fall 2013</b>	Jun-13	5,633	<b>\$116.46</b>	<b>\$656,038</b>
<b>ESTIMATED TOTAL CONSTRUCTION COST FOR OPTION 4</b>				<b>\$2,526,568</b>



**Progress Estimate**

This Feasibility cost estimate was produced from outline drawings, narratives, site visits and other documentation prepared by HMFH Architects and their design team dated September 11th, 2009. 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 assumes start dates indicated above.

Bidding conditions are expected to be public bidding to qualified general contractors, open bidding for sub-contractors, open specifications for materials and manufactures.

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**

Items not included in this estimate are:

- All professional fees and insurance
- Site or existing conditions surveys investigations costs, including to determine subsoil conditions
- Items identified in the design as Not In Contract (NIC)
- Items identified in the design as by others
- Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)
- Rock excavation; special foundations (unless indicated by design engineers)
- 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)



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS**

**GROSS FLOOR AREA CALCULATION**

First Level South Wing 5,420

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>5,420</b>	<b>sf</b>
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**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
 No work in this section  
 SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
 No work in this section  
 SUBTOTAL

**A1030 LOWEST FLOOR CONSTRUCTION**  
 No work in this section  
 SUBTOTAL

<b>TOTAL - FOUNDATIONS</b>							
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**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**  
 No work in this section  
 SUBTOTAL

**B1020 ROOF CONSTRUCTION**  
 No work in this section  
 SUBTOTAL

<b>TOTAL - SUPERSTRUCTURE</b>							
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**B20 EXTERIOR CLOSURE**

<b>B2010 EXTERIOR WALLS</b>							
09250	Patch existing perimeter walls	<b>2,650</b>	sf	1.50	3,975		
	SUBTOTAL					\$3,975	

<b>B2020 WINDOWS/CURTAINWALL</b>							
08520	Assume existing windows to remain with no new work required						
	SUBTOTAL						

<b>B2030 EXTERIOR DOORS</b>							
08520	Assume existing exterior doors to remain with no new work required						
	SUBTOTAL						

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$3,975</b>	
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**B30 ROOFING**

<b>B3010 ROOF COVERINGS</b>							
07500	Assume no work required at existing roofing						
	SUBTOTAL						



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS**

61	<b>B3020 ROOF OPENINGS</b>						
62	No items in this section						
63	SUBTOTAL						
64							
65	<b>TOTAL - ROOFING</b>						
66							

**C10 INTERIOR CONSTRUCTION**

67							
68	<b>C1010 PARTITIONS</b>						
69							
70	09250 Patch existing walls	950	sf	1.50	1,425		
71	09250 New GWB partitions; 6" studs with 5/8" GWB each sid	3,122	sf	9.15	28,566		
72	09250 New GWB partitions; 3-5/8" studs with 5/8' GWB one side only	1,022	sf	4.50	4,599		
73	09250 Miscellaneous patching of existing walls	1	ls	1,500.00	1,500		
74	09250 Cased ends at wing walls	4	loc	200.00	800		
75	07900 Sealants & caulking at partitions	1	ls	500.00	500		
76	06100 Rough blocking	300	lf	3.00	900		
77	06100 SUBTOTAL						\$38,290
78							
79							

80	<b>C1020 INTERIOR DOORS</b>						
81	08710 Install existing doors	8	ea	150.00	1,200		
82	08710 Hardware; replace all hardware with new hardware	8	ea	500.00	4,000		
83	09900 Paint doors and frames (including doors to remain)	11	ea	90.00	990		
84	07900 Sealants & caulking	8	ea	50.00	400		
85	07900 SUBTOTAL						\$6,590
86							

87	<b>C1030 SPECIALTIES / MILLWORK</b>						
88	12600 Lockers; 12 x 12	51	ea	320.00	16,320		
89	12320 Science classroom casework- Acid resistant counters; Teacher Demo Table with integral sink	1	ea	2,500.00	2,500		
90	12320 Science classroom casework base cabinets	80	lf	260.00	20,800		
91	12320 Science classroom casework wall cabinets; glass doors	28	lf	350.00	9,800		
92	12320 Science classroom acid resistant counter tops	165	sf	90.00	14,850		
93	12320 Safety Station w/ Eye Wash and Shower at science rooms	2	ea	700.00	1,400		
94	12320 Counters, base cabinets to classrooms	45	lf	250.00	11,250		
95	12320 Tall storage two per classroom	8	ea	1,200.00	9,600		
96	10400 Room Signs	11	loc	75.00	825		
97	10100 Tack boards; (1) 19 ft long in each classroom	304	sf	16.00	4,864		
98	10100 Marker boards; (2) 4 ft long in each classroom	128	sf	18.00	2,304		
99	07900 Miscellaneous sealants	5,420	gfa	0.20	1,084		
100	07900 SUBTOTAL						\$95,597
101							
102							

**TOTAL - INTERIOR CONSTRUCTION \$140,477**

**C20 STAIRCASES**

103	<b>C2010 STAIR CONSTRUCTION</b>						
104	No items in this section						
105	SUBTOTAL						
106							
107							



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS**

**C2020 STAIR FINISHES**

No items in this section

SUBTOTAL

**TOTAL - STAIRCASES**

**C30 INTERIOR FINISHES**

**C3010 WALL FINISHES**

09900 Paint to walls 10,866 sf 0.60 6,520

SUBTOTAL

\$6,520

**C3020 FLOOR FINISHES**

09650 Patch/level existing floors 5,420 sf 1.50 8,130

09650 VCT flooring 5,420 sf 3.00 16,260

09650 Vinyl Cove Base 873 lf 2.40 2,095

SUBTOTAL

\$26,485

**C3030 CEILING FINISHES**

09510 ACT ceilings; 2 x 2 fiberglass 5,420 sf 3.25 17,615

SUBTOTAL

\$17,615

**TOTAL - INTERIOR FINISHES**

**\$50,620**

**D10 CONVEYING SYSTEMS**

**D1010 ELEVATOR**

No items in this section

SUBTOTAL

**TOTAL - CONVEYING SYSTEMS**

**D20 PLUMBING**

**D20 PLUMBING, GENERALLY**

15100 Allowance for connections and piping for new lab sinks (sinks included with casework) 7 loc 2,000.00 14,000

15100 Acid neutralization 1 ls 5,000.00 5,000

SUBTOTAL

\$19,000

**TOTAL - PLUMBING**

**\$19,000**

**D30 HVAC**

**D30 HVAC, GENERALLY**

15300 Remove and reinstall Unit Ventilators 6 loc 2,000.00 12,000

15300 Modify existing perimeter fin tube 156 lf 50.00 7,800

15300 Reconfigure return air ducts 5,420 sf 6.00 32,520

SUBTOTAL

\$52,320

**TOTAL - HVAC**

**\$52,320**



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS</b>								
<b>D40 FIRE PROTECTION</b>								
169								
170								
171	<b>D40 FIRE PROTECTION, GENERALLY</b>							
172	15200 Reconfigure/modify existing Fire protection system	5,420	sf	2.00	10,840.00			
173	SUBTOTAL					\$10,840		
174								
175	<b>TOTAL - FIRE PROTECTION</b>							<b>\$10,840</b>
176								
177								
178	<b>D50 ELECTRICAL</b>							
179								
180	16100 <b>D5010 SERVICE &amp; DISTRIBUTION</b>							
181	No items in this section							
182	16100 SUBTOTAL							
183	16100							
184	16100 <b>D5020 LIGHTING &amp; POWER</b>							
185	16100 New direct/indirect fluorescent lighting	5,420	sf	4.00	21,680			
186	16100 Lighting Control based upon automatic lighting control system	5,420	sf	1.00	5,420			
187	16100 Small power devices	5,420	sf	0.30	1,626			
188	16100 Branch circuitry	5,420	sf	2.50	13,550			
189	16100 SUBTOTAL					\$42,276		
190	16100							
191	16100 <b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
192	16100 Fire alarm	5,420	sf	1.25	6,775			
193	<u>Telephone/Data/CATV</u>							
194	16100 1 port telephone/2 port data device	5	ea	45.00	225			
195	16100 4 Port data device	25	ea	60.00	1,500			
196	16100 Teacher device	5	ea	45.00	225			
197	16100 Device box	35	ea	94.00	3,290			
198	16100 CAT 6 UTP cable	5,420	sf	1.25	6,775			
199	16100 Backbone cabling	1	ls	1,200.00	1,200			
200	16100 New smartboard	5	ea	5,000.00	25,000			
201	<u>Public Address System</u>							
202	16100 Ceiling speaker	5	ea	150.00	750			
203	16100 Connect to existing system	1	ls	500.00	500			
204	16100 Device box	5	ea	15.00	75			
205	16100 PA system cabling	1	ls	500.00	500			
206	<u>Wireless Clock System</u>							
207	16100 Wireless clock transceiver	1	ea	450.00	450			
208	16100 12" clock	5	ea	150.00	750			
209	16100 Rough-in	1	ls	500.00	500			
210	<u>Security System</u>							
211	16100 Motion sensor ceiling mount	6	ea	82.00	492			
212	16100 Connect to existing system	1	ls	500.00	500			
213	16100 Device box	7	ea	15.00	105			
214	16100 Security cabling	5,420	sf	0.50	2,710			
215	16100 SUBTOTAL					\$52,322		
216	16100							
217	16100 <b>D5040 OTHER ELECTRICAL SYSTEMS</b>							
218	16100 <u>Temporary services</u>							
219	16100 Temporary power and lights	1	ls	1,200.00	1,200			
220	16100 <u>Reimbursable</u>							
221	16100 Fees & permits	1	ls	1,500.00	1,500			
222	16100 SUBTOTAL					\$2,700		
223								
224								
225	<b>TOTAL - ELECTRICAL</b>							<b>\$97,298</b>
226								



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS**

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**E10 EQUIPMENT**

**E10 EQUIPMENT, GENERALLY**

10999	Ceiling mounted projection screens; manual operation	6	loc	600.00	3,600		
	SUBTOTAL						\$3,600

**TOTAL - EQUIPMENT \$3,600**

**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**

12500	Manually operated, Room darkening shades	936	sf	6.00	5,616		
	SUBTOTAL						\$5,616

**E2020 MOVABLE FURNISHINGS**

	All movable furnishings to be provided and installed by owner						NIC
	SUBTOTAL						

**TOTAL - FURNISHINGS \$5,616**

**F10 SPECIAL CONSTRUCTION**

**F10 SPECIAL CONSTRUCTION**

	No items in this section						
	SUBTOTAL						

**TOTAL - SPECIAL CONSTRUCTION**

**F20 SELECTIVE BUILDING DEMOLITION**

**F2010 BUILDING ELEMENTS DEMOLITION**

02050	Demolition of existing walls	6,804	sf	0.75	5,103		
02050	Demolish floor finishes	5,420	sf	1.00	5,420		
02050	Demolish ceilings	5,420	sf	0.60	3,252		
02050	Remove and salvage single doors	8	loc	60.00	480		
02050	Demolish single doors	12	loc	60.00	720		
02050	Demolish double doors	2	loc	120.00	240		
02050	Demolish MEP	5,420	sf	2.00	10,840		
02050	Temporary protection and dust control	1	ls	2,000.00	2,000		
02050	Miscellaneous demolition	1	ls	1,000.00	1,000		
	SUBTOTAL						\$29,055

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

02121	Excluded						
	SUBTOTAL						

**TOTAL - SELECTIVE BUILDING DEMOLITION \$29,055**



Progress Estimate

GFA 5,420

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>PHASE 1 - RENOVATIONS TO CREATED 6 NEW CLASSROOMS</b>								
280	<b>MARK UP</b>							
281								
282	<b>GENERAL COND. / PERMIT / INS.</b>							
283	01000							
		2.0	mnth	70,000	140,000			
284	17001							
		2.25%		552,801	12,438			
285	17001							
		10.00%		565,239	56,524			
286	17001							
287								
						\$208,962		
288								
289								
290	17002							
		10.00%		621,763	62,176			
291								
						\$62,176		
292								
293	<b>TOTAL - MARK UP</b>							<b>\$271,138</b>
294								
295								
296	<b>CONTINGENCIES/ESCALATION</b>							
297								
298	<b>DESIGN &amp; PRICING</b>							
299	17003							
		7.50%		683,939	51,295			
300								
						\$51,295		
301								
302	<b>ESCALATION</b>							
303	17004							
		4.00%		735,234	29,409			
304								
						\$29,409		
305								
306	<b>CONSTRUCTION CONTINGENCY</b>							
307	17005							
308								
						excluded		
309								
310	<b>TOTAL - CONTINGENCIES/ESCALATION</b>							<b>\$80,704</b>
311								
312	<b>TOTAL 4 CLASSROOMS &amp; 1 SCIENCE ROOM</b>							<b>\$764,643</b>



Progress Estimate

GFA 2,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 12 - THREE NEW CLASSROOMS (Rms 323/329)**

**GROSS FLOOR AREA CALCULATION**

Third Level (3) Classrooms 2,600

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>2,600</b>	<b>sf</b>
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250 Patch existing perimeter walls 1,220 sf 1.50 1,830  
SUBTOTAL \$1,830

**B2020 WINDOWS/CURTAINWALL**

08520 Assume existing windows to remain with no new work required  
SUBTOTAL

**B2030 EXTERIOR DOORS**

08520 Assume existing exterior doors to remain with no new work required  
SUBTOTAL

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$1,830</b>	
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500 Assume no work required at existing roofing  
SUBTOTAL

**B3020 ROOF OPENINGS**

No items in this section  
SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250 Patch existing walls 640 sf 1.50 960  
09250 Miscellaneous patching of existing walls 1 ls 750.00 750  
09250 New GWB partitions; 6" studs with 5/8" GWB each side 1,134 sf 9.15 10,376  
07900 Sealants & caulking at partitions 1 ls 300.00 300  
06100 Rough blocking 162 lf 3.00 486  
SUBTOTAL \$12,872

**C1020 INTERIOR DOORS**

08710 New door and frame 1 ea 650.00 650  
08710 Hardware 1 ea 500.00 500  
08710 Hardware; replace hardware to existing doors to remain 2 ea 500.00 1,000  
09900 Paint doors and frames (including doors to remain) 3 ea 90.00 270  
07900 Sealants & caulking 1 ea 250.00 250  
SUBTOTAL \$2,670

**C1030 SPECIALTIES / MILLWORK**

10400 Room Signs 3 loc 75.00 225  
12320 Counters, base cabinets to classrooms 34 lf 250.00 8,500  
12320 Tall storage two per classroom 6 ea 1,200.00 7,200



Progress Estimate

GFA 2,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 12 - THREE NEW CLASSROOMS (Rms 323/329)</b>							
60	10100 Tack boards; (1) 19 ft long in each classroom	228	sf	16.00	3,648		
61	10100 Marker boards; (2) 4 ft long in each classroom	96	sf	18.00	1,728		
62	07900 Miscellaneous sealants	2,600	gfa	0.20	520		
63	SUBTOTAL					\$21,821	
<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$37,363</b>
<b>C30 INTERIOR FINISHES</b>							
<b>C3010 WALL FINISHES</b>							
71	09900 Paint to walls	4,128	sf	0.60	2,477		
72	SUBTOTAL					\$2,477	
<b>C3020 FLOOR FINISHES</b>							
75	09650 Patch/level existing floors	2,600	sf	1.50	3,900		
76	09650 VCT flooring	2,600	sf	3.00	7,800		
77	09650 Vinyl Cove Base	340	lf	2.40	816		
78	09650 Patch corridor floors	1	ls	750.00	750		
79	SUBTOTAL					\$13,266	
<b>C3030 CEILING FINISHES</b>							
82	09510 ACT ceilings; 2 x 2 fiberglass	2,600	sf	3.25	8,450		
83	09510 Patch corridor ceilings	1	ls	500.00	500		
84	SUBTOTAL					\$8,950	
<b>TOTAL - INTERIOR FINISHES</b>							<b>\$24,693</b>
<b>D20 PLUMBING</b>							
<b>D20 PLUMBING, GENERALLY</b>							
No items in this section							
SUBTOTAL							
<b>TOTAL - PLUMBING</b>							
<b>D30 HVAC</b>							
<b>D30 HVAC, GENERALLY</b>							
101	15300 Remove and reinstall Unit Ventilators	2	loc	500.00	1,000		
102	15300 New Unit Ventilator	1	loc	2,000.00	2,000		
103	15300 Modify existing perimeter fin tube	80	lf	50.00	4,000		
104	15300 Reconfigure return air ducts	2,600	sf	6.00	15,600		
105	SUBTOTAL					\$22,600	
<b>TOTAL - HVAC</b>							<b>\$22,600</b>
<b>D40 FIRE PROTECTION</b>							
<b>D40 FIRE PROTECTION, GENERALLY</b>							
113	15200 Reconfigure/modify existing Fire protection system	2,600	sf	2.00	5,200.00		
114	SUBTOTAL					\$5,200	
<b>TOTAL - FIRE PROTECTION</b>							<b>\$5,200</b>



Progress Estimate

GFA 2,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 12 - THREE NEW CLASSROOMS (Rms 323/329)</b>								
119	<b>D50 ELECTRICAL</b>							
120								
121	<b>D5010 SERVICE &amp; DISTRIBUTION</b>							
122	<b>No items in this section</b>							
123	16100 SUBTOTAL							
124	16100							
125	<b>D5020 LIGHTING &amp; POWER</b>							
126	16100 New direct/indirect fluorescent lighting	2,600	sf	4.00	10,400			
127	16100 Lighting Control based upon automatic lighting control system	2,600	sf	1.00	2,600			
128	16100 Small power devices	2,600	sf	0.30	780			
129	16100 Branch circuitry	2,600	sf	2.50	6,500			
130	16100 SUBTOTAL							\$20,280
131	16100							
132	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
133	16100 Fire alarm	2,600	sf	1.25	3,250			
134	<u>Telephone/Data/CATV</u>							
135	16100 1 port telephone/2 port data device	3	ea	45.00	135			
136	16100 4 Port data device	15	ea	60.00	900			
137	16100 Device box	18	ea	94.00	1,692			
138	16100 CAT 6 UTP cable	2,600	sf	1.25	3,250			
139	16100 Backbone cabling	1	ls	900.00	900			
140	16100 New smartboard	3	ea	5,000.00	15,000			
141	<u>Wireless Clock System</u>							
142	16100 12" clock	3	ea	150.00	450			
143	16100 Rough-in	1	ls	250.00	250			
144	<u>Security System</u>							
145	16100 Motion sensor ceiling mount	3	ea	82.00	246			
146	16100 Connect to existing system	1	ls	350.00	350			
147	16100 Device box	3	ea	15.00	45			
148	16100 Security cabling	2,600	sf	0.50	1,300			
149	16100 SUBTOTAL							\$27,768
150	16100							
151	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>							
152	<u>Temporary services</u>							
153	16100 Temporary power and lights	1	ls	500.00	500			
154	<u>Reimbursable</u>							
155	16100 Fees & permits	1	ls	1,000.00	1,000			
156	16100 SUBTOTAL							\$1,500
157	16100							
158								
159	<b>TOTAL - ELECTRICAL</b>							<b>\$49,548</b>
160								
161								
162	<b>E10 EQUIPMENT</b>							
163								
164	<b>E10 EQUIPMENT, GENERALLY</b>							
165	<b>No items in this section</b>							
166	SUBTOTAL							
167								
168	<b>TOTAL - EQUIPMENT</b>							
169								
170								



Progress Estimate

GFA 2,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 12 - THREE NEW CLASSROOMS (Rms 323/329)</b>							
<b>E20 FURNISHINGS</b>							
<b>E2010 FIXED FURNISHINGS</b>							
12500	Manually operated, Room darkening shades	270	sf	6.00	1,620		
	SUBTOTAL					\$1,620	
<b>E2020 MOVABLE FURNISHINGS</b>							
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL						NIC
<b>TOTAL - FURNISHINGS</b>							<b>\$1,620</b>
<b>F10 SPECIAL CONSTRUCTION</b>							
<b>F10 SPECIAL CONSTRUCTION</b>							
	No items in this section						
	SUBTOTAL						
<b>TOTAL - SPECIAL CONSTRUCTION</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
<b>F2010 BUILDING ELEMENTS DEMOLITION</b>							
02050	Demolition of existing walls	1,330	sf	0.75	998		
02050	Demolish floor finishes	2,600	sf	1.00	2,600		
02050	Demolish ceilings	2,600	sf	0.60	1,560		
02050	Remove casework	70	lf	25.00	1,750		
02050	Demolish MEP	2,600	sf	2.00	5,200		
02050	Temporary protection and dust control	1	ls	1,500.00	1,500		
02050	Miscellaneous demolition	1	ls	750.00	750		
	SUBTOTAL						\$14,358
<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
02121	Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$14,358</b>
<b>MARK UP</b>							
<b>GENERAL COND. / PERMIT / INS.</b>							
01000	General Conditions	25.00%		157,212	39,303		
17001	Insurances and bonds	2.25%		196,515	4,422		
17001	Phasing Premium	10.00%		200,937	20,094		
17001	Permit						
	SUBTOTAL						\$63,819
<b>FEE</b>							
17002	Overhead & profit/fee	10.00%		221,031	22,103		
	SUBTOTAL						\$22,103
<b>TOTAL - MARK UP</b>							<b>\$85,922</b>



Wellesley Middle School  
 Middle School Renovations - OPTION 4  
 Wellesley Ma.

18-Sep-09

Progress Estimate

GFA 2,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 12 - THREE NEW CLASSROOMS (Rms 323/329)</b>							
229	<b>CONTINGENCIES/ESCALATION</b>						
230							
231	<b>DESIGN &amp; PRICING</b>						
232	17003						
233							
234							
235							
236	17004						
237							
238							
239							
240	17005						
241							
242							
243	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						<b>\$39,145</b>
244	<b>TOTAL 3 CLASSROOMS (Rms 323/329)</b>						<b>\$282,279</b>
245							



Progress Estimate

GFA 700

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 12 - BEHAVIORAL SCIENCE**

**GROSS FLOOR AREA CALCULATION**

Third Level behavioral Science 700

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>700 sf</b>	
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250 Patch existing perimeter walls 280 sf 1.50 420

SUBTOTAL \$420

**B2020 WINDOWS/CURTAINWALL**

08520 Assume existing windows to remain with no new work required

SUBTOTAL

**B2030 EXTERIOR DOORS**

08520 Assume existing exterior doors to remain with no new work required

SUBTOTAL

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$420</b>	
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500 Assume no work required at existing roofing

SUBTOTAL

**B3020 ROOF OPENINGS**

No items in this section

SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250 Patch existing walls 800 sf 1.50 1,200

09250 Miscellaneous patching of existing walls 1 ls 500.00 500

09250 Allowance for New GWB partitions at behavioral science 1 ls 2,000.00 2,000

07900 Sealants & caulking at partitions 1 ls 300.00 300

06100 Rough blocking 1 ls 250.00 250

SUBTOTAL \$4,250

**C1020 INTERIOR DOORS**

08710 New door and frame 1 ea 650.00 650

08710 Hardware 1 ea 500.00 500

08710 Hardware; replace hardware to existing doors to remain 2 ea 500.00 1,000

09900 Paint doors and frames (including doors to remain) 3 ea 90.00 270

07900 Sealants & caulking 1 ea 300.00 300

SUBTOTAL \$2,720

**C1030 SPECIALTIES / MILLWORK**

10400 Room Signs 2 loc 75.00 150

12320 Allowance for casework to behavioral science 1 ls 5,000.00 5,000



Progress Estimate

GFA 700

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 12 - BEHAVIORAL SCIENCE</b>								
59	10100 Tack boards; (1) 19 ft long in each classroom	152	sf	16.00	2,432			
60	10100 Marker boards; (2) 4 ft long in each classroom	64	sf	18.00	1,152			
61	07900 Miscellaneous sealants	700	gfa	0.20	140			
62	SUBTOTAL					\$8,874		
63								
64	<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$15,844</b>
65								
66								
67	<b>C30 INTERIOR FINISHES</b>							
68								
69	<b>C3010 WALL FINISHES</b>							
70	09900 Paint to walls	1,580	sf	0.60	948			
71	SUBTOTAL					\$948		
72								
73	<b>C3020 FLOOR FINISHES</b>							
74	09650 Patch/level existing floors	700	sf	1.50	1,050			
75	09650 VCT flooring	700	sf	3.00	2,100			
76	09650 Vinyl Cove Base	153	lf	2.40	367			
77	09650 Patch corridor floors	1	ls	750.00	750			
78	SUBTOTAL					\$4,267		
79								
80	<b>C3030 CEILING FINISHES</b>							
81	09510 ACT ceilings; 2 x 2 fiberglass	700	sf	3.25	2,275			
82	09510 Patch corridor ceilings	1	ls	500.00	500			
83	SUBTOTAL					\$2,775		
84								
85	<b>TOTAL - INTERIOR FINISHES</b>							<b>\$7,990</b>
86								
87								
88	<b>D20 PLUMBING</b>							
89								
90	<b>D20 PLUMBING, GENERALLY</b>							
91	<b>No items in this section</b>							
92	SUBTOTAL							
93								
94	<b>TOTAL - PLUMBING</b>							
95								
96								
97	<b>D30 HVAC</b>							
98								
99	<b>D30 HVAC, GENERALLY</b>							
100	15300 Remove and reinstall Unit Ventilators	2	loc	500.00	1,000			
101	15300 Modify existing perimeter fin tube	27	lf	50.00	1,350			
102	15300 Reconfigure return air ducts	700	sf	6.00	4,200			
103	SUBTOTAL					\$6,550		
104								
105	<b>TOTAL - HVAC</b>							<b>\$6,550</b>
106								
107								
108	<b>D40 FIRE PROTECTION</b>							
109								
110	<b>D40 FIRE PROTECTION, GENERALLY</b>							
111	15200 Reconfigure/modify existing Fire protection system	700	sf	2.00	1,400.00			
112	SUBTOTAL					\$1,400		
113								
114	<b>TOTAL - FIRE PROTECTION</b>							<b>\$1,400</b>
115								
116								



Progress Estimate

GFA 700

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 12 - BEHAVIORAL SCIENCE</b>								
117	<b>D50 ELECTRICAL</b>							
118								
119	<b>D5010 SERVICE &amp; DISTRIBUTION</b>							
120	No items in this section							
121	16100 SUBTOTAL							
122	16100							
123	<b>D5020 LIGHTING &amp; POWER</b>							
124	16100 New direct/indirect fluorescent lighting	700	sf	4.00	2,800			
125	16100 Lighting Control based upon automatic lighting control system	700	sf	1.00	700			
126	16100 Small power devices	700	sf	0.30	210			
127	16100 Branch circuitry	700	sf	2.50	1,750			
128	16100 SUBTOTAL							\$5,460
129	16100							
130	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
131	16100 Fire alarm	700	sf	1.25	875			
132	<u>Telephone/Data/CATV</u>							
133	16100 1 port telephone/2 port data device	2	ea	45.00	90			
134	16100 4 Port data device	10	ea	60.00	600			
135	16100 Device box	12	ea	94.00	1,128			
136	16100 CAT 6 UTP cable	700	sf	1.25	875			
137	16100 Backbone cabling	1	ls	500.00	500			
138	<u>Wireless Clock System</u>							
139	16100 12" clock	2	ea	150.00	300			
140	16100 Rough-in	1	ls	500.00	500			
141	<u>Security System</u>							
142	16100 Motion sensor ceiling mount	2	ea	82.00	164			
143	16100 Connect to existing system	1	ls	500.00	500			
144	16100 Device box	3	ea	15.00	45			
145	16100 Security cabling	700	sf	0.50	350			
146	16100 SUBTOTAL							\$5,927
147	16100							
148	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>							
149	<u>Temporary services</u>							
150	16100 Temporary power and lights	1	ls	500.00	500			
151	<u>Reimbursable</u>							
152	16100 Fees & permits	1	ls	750.00	750			
153	16100 SUBTOTAL							\$1,250
154								
155								
156	<b>TOTAL - ELECTRICAL</b>						<b>\$12,637</b>	
157								
158								
159	<b>E10 EQUIPMENT</b>							
160								
161	<b>E10 EQUIPMENT, GENERALLY</b>							
162	No items in this section							
163	16100 SUBTOTAL							
164								
165	<b>TOTAL - EQUIPMENT</b>							
166								
167								



Progress Estimate

GFA 700

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 12 - BEHAVIORAL SCIENCE</b>							
<b>E20 FURNISHINGS</b>							
<b>E2010 FIXED FURNISHINGS</b>							
12500	Manually operated, Room darkening shades	90	sf	6.00	540		
	SUBTOTAL					\$540	
<b>E2020 MOVABLE FURNISHINGS</b>							
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL						NIC
<b>TOTAL - FURNISHINGS</b>							<b>\$540</b>
<b>F10 SPECIAL CONSTRUCTION</b>							
<b>F10 SPECIAL CONSTRUCTION</b>							
	No items in this section						
	SUBTOTAL						
<b>TOTAL - SPECIAL CONSTRUCTION</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
<b>F2010 BUILDING ELEMENTS DEMOLITION</b>							
02050	Demolition of existing walls	1,260	sf	0.75	945		
02050	Demolish floor finishes	700	sf	1.00	700		
02050	Demolish ceilings	700	sf	0.60	420		
02050	Demolish MEP	700	sf	2.00	1,400		
02050	Temporary protection and dust control	1	ls	1,000.00	1,000		
02050	Miscellaneous demolition	1	ls	500.00	500		
	SUBTOTAL					\$4,965	
<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
02121	Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$4,965</b>
<b>MARK UP</b>							
<b>GENERAL COND. / PERMIT / INS.</b>							
01000	General Conditions	25.00%		50,346	12,587		
17001	Insurances and bonds	2.25%		62,933	1,416		
17001	Phasing Premium	10.00%		64,349	6,435		
17001	Permit						
	SUBTOTAL					\$20,438	
<b>FEE</b>							
17002	Overhead & profit/fee	10.00%		70,784	7,078		
	SUBTOTAL					\$7,078	
<b>TOTAL - MARK UP</b>							<b>\$27,516</b>



Wellesley Middle School  
 Middle School Renovations - OPTION 4  
 Wellesley Ma.

18-Sep-09

Progress Estimate

GFA

700

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 12 - BEHAVIORAL SCIENCE</b>							
225	<b>CONTINGENCIES/ESCALATION</b>						
226							
227	<b>DESIGN &amp; PRICING</b>						
228	17003						
229							
230							
231							
232	17004						
233							
234							
235							
236	17005						
237							
238							
239	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						<b>\$12,536</b>
240							
241	<b>TOTAL BEHAVIORAL SCIENCES</b>						<b>\$90,398</b>



Progress Estimate

GFA 1,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 13 - TWO NEW CLASSROOMS (Rm 228 Conversion)**

**GROSS FLOOR AREA CALCULATION**

Second Level Room 228 1,600

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,600</b>	<b>sf</b>
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**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**

05120	Demolition of 50% of tiered floor	800	sf	20.00	16,000		
05120	New infill slab to 50% of tiered floor	800	sf	35.00	28,000		
05120	Patch existing slab	800	sf	5.00	4,000		
	<b>SUBTOTAL</b>						<b>\$48,000</b>

<b>TOTAL - SUPERSTRUCTURE</b>						<b>\$48,000</b>	
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250	Patch existing perimeter walls	820	sf	1.50	1,230		
	<b>SUBTOTAL</b>						<b>\$1,230</b>

**B2020 WINDOWS/CURTAINWALL**

08520	Assume existing windows to remain with no new work required						
	<b>SUBTOTAL</b>						

**B2030 EXTERIOR DOORS**

08520	Assume existing exterior doors to remain with no new work required						
	<b>SUBTOTAL</b>						

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$1,230</b>	
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500	Assume no work required at existing roofing						
	<b>SUBTOTAL</b>						

**B3020 ROOF OPENINGS**

No items in this section  
SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250	Patch existing walls	830	sf	1.50	1,245		
09250	Miscellaneous patching of existing walls	1	ls	1,000.00	1,000		
09250	New GWB partitions; 6" studs with 5/8" GWB each side	462	sf	9.15	4,227		
07900	Sealants & caulking at partitions	1	ls	300.00	300		
06100	Rough blocking	162	lf	3.00	486		
	<b>SUBTOTAL</b>						<b>\$7,258</b>



Progress Estimate

GFA 1,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 13 - TWO NEW CLASSROOMS (Rm 228 Conversion)</b>								
61	<b>C1020 INTERIOR DOORS</b>							
62	08710 Hardware; replace hardware to existing doors to remain	2	ea	500.00	1,000			
63	09900 Paint doors and frames (including doors to remain)	2	ea	90.00	180			
64	07900 Sealants & caulking	2	ea	250.00	500			
65	SUBTOTAL					\$1,680		
66								
67	<b>C1030 SPECIALTIES / MILLWORK</b>							
68	10400 Room Signs	2	loc	75.00	150			
69	12320 Counters, base cabinets to classrooms	22	lf	250.00	5,500			
70	12320 Tall storage two per classroom	4	ea	1,200.00	4,800			
71	10100 Tack boards; (1) 19 ft long in each classroom	152	sf	16.00	2,432			
72	10100 Marker boards; (2) 4 ft long in each classroom	64	sf	18.00	1,152			
73	07900 Miscellaneous sealants	1,600	gfa	0.20	320			
74	SUBTOTAL					\$14,354		
75								
76	<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$23,292</b>
77								
78								
79	<b>C30 INTERIOR FINISHES</b>							
80								
81	<b>C3010 WALL FINISHES</b>							
82	09900 Paint to walls	2,574	sf	0.60	1,544			
83	SUBTOTAL					\$1,544		
84								
85	<b>C3020 FLOOR FINISHES</b>							
86	09650 Patch/level existing floors	1,600	sf	1.50	2,400			
87	09650 VCT flooring	1,600	sf	3.00	4,800			
88	09650 Vinyl Cove Base	225	lf	2.40	540			
89	SUBTOTAL					\$7,740		
90								
91	<b>C3030 CEILING FINISHES</b>							
92	09510 ACT ceilings; 2 x 2 fiberglass	1,600	sf	3.25	5,200			
93	SUBTOTAL					\$5,200		
94								
95	<b>TOTAL - INTERIOR FINISHES</b>							<b>\$14,484</b>
96								
97								
98	<b>D20 PLUMBING</b>							
99								
100	<b>D20 PLUMBING, GENERALLY</b>							
101	No items in this section							
102	SUBTOTAL							
103								
104	<b>TOTAL - PLUMBING</b>							
105								
106								
107	<b>D30 HVAC</b>							
108								
109	<b>D30 HVAC, GENERALLY</b>							
110	15300 New Unit Ventilators	2	loc	2,000.00	4,000			
111	15300 Modify existing perimeter fin tube	81	lf	50.00	4,050			
112	15300 Reconfigure return air ducts	1,600	sf	6.00	9,600			
113	SUBTOTAL					\$17,650		
114								
115	<b>TOTAL - HVAC</b>							<b>\$17,650</b>
116								
117								



Progress Estimate

GFA 1,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 13 - TWO NEW CLASSROOMS (Rm 228 Conversion)</b>							
<b>D40 FIRE PROTECTION</b>							
118							
119							
120	<b>D40 FIRE PROTECTION, GENERALLY</b>						
121	15200 Reconfigure/modify existing Fire protection system	1,600	sf	2.00	3,200.00		
122	SUBTOTAL					\$3,200	
123							
124	<b>TOTAL - FIRE PROTECTION</b>						
125							<b>\$3,200</b>
126							
127	<b>D50 ELECTRICAL</b>						
128							
129	16100 <b>D5010 SERVICE &amp; DISTRIBUTION</b>						
130	No items in this section						
131	16100 SUBTOTAL						
132	16100						
133	16100 <b>D5020 LIGHTING &amp; POWER</b>						
134	16100 New direct/indirect fluorescent lighting	1,600	sf	4.00	6,400		
135	16100 Lighting Control based upon automatic lighting control system	1,600	sf	1.00	1,600		
136	16100 Small power devices	1,600	sf	0.30	480		
137	16100 Branch circuitry	1,600	sf	2.50	4,000		
138	16100 SUBTOTAL					\$12,480	
139	16100						
140	16100 <b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>						
141	16100 Fire alarm	1,600	sf	1.25	2,000		
142	<u>Telephone/Data/CATV</u>						
143	16100 1 port telephone/2 port data device	2	ea	45.00	90		
144	16100 4 Port data device	10	ea	60.00	600		
145	16100 Device box	12	ea	94.00	1,128		
146	16100 CAT 6 UTP cable	1,600	sf	1.25	2,000		
147	16100 Backbone cabling	1	ls	900.00	900		
148	16100 New smartboard	2	ea	5,000.00	10,000		
149	<u>Wireless Clock System</u>						
150	16100 12" clock	2	ea	150.00	300		
151	16100 Rough-in	1	ls	250.00	250		
152	<u>Security System</u>						
153	16100 Motion sensor ceiling mount	2	ea	82.00	164		
154	16100 Connect to existing system	1	ls	350.00	350		
155	16100 Device box	3	ea	15.00	45		
156	16100 Security cabling	1,600	sf	0.50	800		
157	16100 SUBTOTAL					\$18,627	
158	16100						
159	16100 <b>D5040 OTHER ELECTRICAL SYSTEMS</b>						
160	16100 <u>Temporary services</u>						
161	16100 Temporary power and lights	1	ls	500.00	500		
162	16100 <u>Reimbursable</u>						
163	16100 Fees & permits	1	ls	1,000.00	1,000		
164	16100 SUBTOTAL					\$1,500	
165							
166							
167	<b>TOTAL - ELECTRICAL</b>						
168							<b>\$32,607</b>
169							
170	<b>E10 EQUIPMENT</b>						
171							
172	<b>E10 EQUIPMENT, GENERALLY</b>						
173	No items in this section						
174	SUBTOTAL						
175							
176	<b>TOTAL - EQUIPMENT</b>						
177							



Progress Estimate

GFA 1,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 13 - TWO NEW CLASSROOMS (Rm 228 Conversion)**

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**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**

12500	Manually operated, Room darkening shades	156	sf	6.00	936		
	SUBTOTAL						\$936

**E2020 MOVABLE FURNISHINGS**

	All movable furnishings to be provided and installed by owner						
	SUBTOTAL						NIC

**TOTAL - FURNISHINGS \$936**

**F10 SPECIAL CONSTRUCTION**

**F10 SPECIAL CONSTRUCTION**

No items in this section  
 SUBTOTAL

**TOTAL - SPECIAL CONSTRUCTION**

**F20 SELECTIVE BUILDING DEMOLITION**

**F2010 BUILDING ELEMENTS DEMOLITION**

02050	Demolish floor finishes	1,600	sf	1.00	1,600		
02050	Demolish ceilings	1,600	sf	0.60	960		
02050	Remove casework	1	ls	1,000.00	1,000		
02050	Demolish MEP	1,600	sf	2.00	3,200		
02050	Temporary protection and dust control	1	ls	5,000.00	5,000		
02050	Miscellaneous demolition	1	ls	2,000.00	2,000		
	SUBTOTAL						\$13,760

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

02121	Excluded						
	SUBTOTAL						

**TOTAL - SELECTIVE BUILDING DEMOLITION \$13,760**



Progress Estimate

GFA 1,600

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 13 - TWO NEW CLASSROOMS (Rm 228 Conversion)</b>								
220	<b>MARK UP</b>							
221								
222	<b>GENERAL COND. / PERMIT / INS.</b>							
223	01000							
				25.00%	107,159	26,790		
224	17001							
				2.25%	181,949	4,094		
225	17001							
				10.00%	186,043	18,604		
226	17001							
227								
							\$49,488	
228								
229								
230	17002							
				10.00%	204,647	20,465		
231								
							\$20,465	
232								
233	<b>TOTAL - MARK UP</b>							<b>\$69,953</b>
234								
235								
236	<b>CONTINGENCIES/ESCALATION</b>							
237								
238	<b>DESIGN &amp; PRICING</b>							
239	17003							
				7.50%	225,112	16,883		
240								
							\$16,883	
241								
242	<b>ESCALATION</b>							
243	17004							
				12.00%	241,995	29,039		
244								
							\$29,039	
245								
246	<b>CONSTRUCTION CONTINGENCY</b>							
247	17005							
					271,034			
248								
							excluded	
249								
250	<b>TOTAL - CONTINGENCIES/ESCALATION</b>							<b>\$45,922</b>
251								
252	<b>TOTAL 2 CLASSROOMS (Rm 228)</b>							<b>\$271,034</b>



Progress Estimate

GFA 1,643

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 13 - SPECIAL SERVICES (Rms 227/229)</b>							
<b>GROSS FLOOR AREA CALCULATION</b>							
	Special Services				1,643		
<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,643 sf</b>	
<b>B20 EXTERIOR CLOSURE</b>							
<b>B2010 EXTERIOR WALLS</b>							
09250	Patch existing perimeter walls	540	sf	1.50	810		
	SUBTOTAL					\$810	
<b>B2020 WINDOWS/CURTAINWALL</b>							
08520	Assume existing windows to remain with no new work required						
	SUBTOTAL						
<b>B2030 EXTERIOR DOORS</b>							
08520	Assume existing exterior doors to remain with no new work required						
	SUBTOTAL						
<b>TOTAL - EXTERIOR CLOSURE</b>							<b>\$810</b>
<b>B30 ROOFING</b>							
<b>B3010 ROOF COVERINGS</b>							
07500	Assume no work required at existing roofing						
	SUBTOTAL						
<b>B3020 ROOF OPENINGS</b>							
	No items in this section						
	SUBTOTAL						
<b>TOTAL - ROOFING</b>							
<b>C10 INTERIOR CONSTRUCTION</b>							
<b>C1010 PARTITIONS</b>							
09250	Patch existing walls	1,150	sf	1.50	1,725		
09250	Miscellaneous patching of existing walls	1	ls	750.00	750		
09250	New GWB partitions; 6" studs with 5/8" GWB each side	882	sf	9.15	8,070		
09250	Infill door openings	2	loc	900.00	1,800		
09250	Form new door openings including patching	2	loc	3,000.00	6,000		
07900	Sealants & caulking at partitions	1	ls	300.00	300		
06100	Rough blocking	162	lf	3.00	486		
	SUBTOTAL					\$19,131	
<b>C1020 INTERIOR DOORS</b>							
08710	New door and frame	4	ea	650.00	2,600		
08710	Hardware	4	ea	500.00	2,000		
09900	Paint doors and frames (including doors to remain)	4	ea	90.00	360		
07900	Sealants & caulking	4	ea	250.00	1,000		
	SUBTOTAL					\$5,960	



Progress Estimate

GFA 1,643

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 13 - SPECIAL SERVICES (Rms 227/229)</b>								
57	<b>C1030 SPECIALTIES / MILLWORK</b>							
58	10400 Room Signs	4	loc	75.00	300			
59	12320 Casework allowance	1	ls	2,000.00	2,000			
60	07900 Miscellaneous sealants	1,643	gfa	0.20	329			
61	SUBTOTAL					\$2,629		
62								
63	<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$27,720</b>
64								
65								
66	<b>C30 INTERIOR FINISHES</b>							
67								
68	<b>C3010 WALL FINISHES</b>							
69	09900 Paint to walls	1,694	sf	0.60	1,016			
70	SUBTOTAL					\$1,016		
71								
72	<b>C3020 FLOOR FINISHES</b>							
73	09650 Patch/level existing floors	1,643	sf	1.50	2,465			
74	09650 VCT flooring	1,643	sf	3.00	4,929			
75	09650 Vinyl Cove Base	300	lf	2.40	720			
76	09650 Patch corridor floors	1	ls	750.00	750			
77	SUBTOTAL					\$8,864		
78								
79	<b>C3030 CEILING FINISHES</b>							
80	09510 ACT ceilings; 2 x 2 fiberglass	1,643	sf	3.25	5,340			
81	09510 Patch corridor ceilings	1	ls	500.00	500			
82	SUBTOTAL					\$5,840		
83								
84	<b>TOTAL - INTERIOR FINISHES</b>							<b>\$15,720</b>
85								
86								
87	<b>D20 PLUMBING</b>							
88								
89	<b>D20 PLUMBING, GENERALLY</b>							
90	No items in this section							
91	SUBTOTAL							
92								
93	<b>TOTAL - PLUMBING</b>							
94								
95								
96	<b>D30 HVAC</b>							
97								
98	<b>D30 HVAC, GENERALLY</b>							
99	15300 Remove and reinstall Unit Ventilators	2	loc	500.00	1,000			
100	15300 New Unit Ventilator	1	loc	2,000.00	2,000			
101	15300 Modify existing perimeter fin tube	80	lf	50.00	4,000			
102	15300 Reconfigure return air ducts	1,643	sf	6.00	9,858			
103	SUBTOTAL					\$16,858		
104								
105	<b>TOTAL - HVAC</b>							<b>\$16,858</b>
106								
107								
108	<b>D40 FIRE PROTECTION</b>							
109								
110	<b>D40 FIRE PROTECTION, GENERALLY</b>							
111	15200 Reconfigure/modify existing Fire protection system	1,643	sf	2.00	3,286.00			
112	SUBTOTAL					\$3,286		
113								
114	<b>TOTAL - FIRE PROTECTION</b>							<b>\$3,286</b>
115								
116								



Progress Estimate

GFA

1,643

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 13 - SPECIAL SERVICES (Rms 227/229)</b>							
<b>D50 ELECTRICAL</b>							
117							
118							
119	<b>D5010 SERVICE &amp; DISTRIBUTION</b>						
120	<b>No items in this section</b>						
121	16100 SUBTOTAL						
122	16100						
123	<b>D5020 LIGHTING &amp; POWER</b>						
124	16100 New direct/indirect fluorescent lighting	1,643	sf	4.00	6,572		
125	16100 Lighting Control based upon automatic lighting control system	1,643	sf	1.00	1,643		
126	16100 Small power devices	1,643	sf	0.30	493		
127	16100 Branch circuitry	1,643	sf	2.50	4,108		
128	16100 SUBTOTAL						
129	16100						
130	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>						
131	16100 Fire alarm	1,643	sf	1.25	2,054		
132	<u>Telephone/Data/CATV</u>						
133	16100 1 port telephone/2 port data device	3	ea	45.00	135		
134	16100 4 Port data device	15	ea	60.00	900		
135	16100 Device box	18	ea	94.00	1,692		
136	16100 CAT 6 UTP cable	1,643	sf	1.25	2,054		
137	16100 Backbone cabling	1	ls	900.00	900		
138	16100 New smartboard	2	ea	5,000.00	10,000		
139	<u>Wireless Clock System</u>						
140	16100 12" clock	3	ea	150.00	450		
141	16100 Rough-in	1	ls	250.00	250		
142	<u>Security System</u>						
143	16100 Motion sensor ceiling mount	3	ea	82.00	246		
144	16100 Connect to existing system	1	ls	350.00	350		
145	16100 Device box	3	ea	15.00	45		
146	16100 Security cabling	1,643	sf	0.50	822		
147	16100 SUBTOTAL						
148	16100						
149	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>						
150	<u>Temporary services</u>						
151	16100 Temporary power and lights	1	ls	500.00	500		
152	<u>Reimbursable</u>						
153	16100 Fees & permits	1	ls	1,000.00	1,000		
154	16100 SUBTOTAL						
155	16100						
156							
157	<b>TOTAL - ELECTRICAL</b>						<b>\$34,214</b>
158							
159							
160	<b>E10 EQUIPMENT</b>						
161							
162	<b>E10 EQUIPMENT, GENERALLY</b>						
163	<b>No items in this section</b>						
164	SUBTOTAL						
165							
166	<b>TOTAL - EQUIPMENT</b>						
167							
168							



Progress Estimate

GFA 1,643

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CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 13 - SPECIAL SERVICES (Rms 227/229)</b>							
<b>E20 FURNISHINGS</b>							
<b>E2010 FIXED FURNISHINGS</b>							
12500	Manually operated, Room darkening shades	186	sf	6.00	1,116		
	SUBTOTAL					\$1,116	
<b>E2020 MOVABLE FURNISHINGS</b>							
	All movable furnishings to be provided and installed by owner						
	SUBTOTAL						NIC
<b>TOTAL - FURNISHINGS</b>							<b>\$1,116</b>
<b>F10 SPECIAL CONSTRUCTION</b>							
<b>F10 SPECIAL CONSTRUCTION</b>							
	No items in this section						
	SUBTOTAL						
<b>TOTAL - SPECIAL CONSTRUCTION</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
<b>F2010 BUILDING ELEMENTS DEMOLITION</b>							
02050	Demolition of existing walls	448	sf	0.75	336		
02050	Demolish floor finishes	1,643	sf	1.00	1,643		
02050	Demolish ceilings	1,643	sf	0.60	986		
02050	Demolish MEP	1,643	sf	2.00	3,286		
02050	Temporary protection and dust control	1	ls	1,500.00	1,500		
02050	Miscellaneous demolition	1	ls	750.00	750		
	SUBTOTAL					\$8,501	
<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
02121	Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$8,501</b>



Progress Estimate

GFA 1,643

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 13 - SPECIAL SERVICES (Rms 227/229)</b>							
210	<b>MARK UP</b>						
211							
212	<b>GENERAL COND. / PERMIT / INS.</b>						
213	01000	General Conditions	25.00%	108,225	27,056		
214	17001	Insurances and bonds	2.25%	135,281	3,044		
215	17001	Phasing Premium	10.00%	138,325	13,833		
216	17001	Permit					
217		SUBTOTAL				\$43,933	
218							
219	<b>FEE</b>						
220	17002	Overhead & profit/fee	10.00%	152,158	15,216		
221		SUBTOTAL				\$15,216	
222							
223	<b>TOTAL - MARK UP</b>						
224							<b>\$59,149</b>
225							
226	<b>CONTINGENCIES/ESCALATION</b>						
227							
228	<b>DESIGN &amp; PRICING</b>						
229	17003	Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%	167,374	12,553		
230		SUBTOTAL				\$12,553	
231							
232	<b>ESCALATION</b>						
233	17004	Price escalation due to increases in labor and material costs (Included at 4% per annum) - 36 months included	12.00%	179,927	21,591		
234		SUBTOTAL				\$21,591	
235							
236	<b>CONSTRUCTION CONTINGENCY</b>						
237	17005	Excluded - Recommend that 5% construction contingency is included in the overall project budget		201,518			
238		SUBTOTAL				excluded	
239							
240	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						
241							<b>\$34,144</b>
242	<b>TOTAL SPECIAL SERVICES (Rms 227 229)</b>						
						<b>\$201,518</b>	



Progress Estimate

GFA 1,587

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 13 - NEW CLASSROOM and STORE (Rm 334 Conversion)**

**GROSS FLOOR AREA CALCULATION**

Third Level Room 334 1,587

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,587 sf</b>	
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**B10 SUPERSTRUCTURE**

**B1010 FLOOR CONSTRUCTION**

05120	New infill slab to tiered floor	1,587	sf	35.00	55,545		
	<b>SUBTOTAL</b>					\$55,545	

<b>TOTAL - SUPERSTRUCTURE</b>						<b>\$55,545</b>	
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250	Patch existing perimeter walls	850	sf	1.50	1,275		
	<b>SUBTOTAL</b>					\$1,275	

**B2020 WINDOWS/CURTAINWALL**

08520	Assume existing windows to remain with no new work required						
	<b>SUBTOTAL</b>						

**B2030 EXTERIOR DOORS**

08520	Assume existing exterior doors to remain with no new work required						
	<b>SUBTOTAL</b>						

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$1,275</b>	
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500	Assume no work required at existing roofing						
	<b>SUBTOTAL</b>						

**B3020 ROOF OPENINGS**

No items in this section

**SUBTOTAL**

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250	Patch existing walls	840	sf	1.50	1,260		
09250	Miscellaneous patching of existing walls	1	ls	1,000.00	1,000		
09250	Infill door openings	1	loc	900.00	900		
09250	New GWB partitions; 6" studs with 5/8" GWB each side	560	sf	9.15	5,124		
07900	Sealants & caulking at partitions	1	ls	300.00	300		
06100	Rough blocking	80	lf	3.00	240		
	<b>SUBTOTAL</b>					\$8,824	



Progress Estimate

GFA 1,587

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 13 - NEW CLASSROOM and STORE (Rm 334 Conversion)</b>								
60	<b>C1020 INTERIOR DOORS</b>							
61	08710 New door and frame	1	ea	650.00	650			
62	08710 Hardware	1	ea	500.00	500			
63	08710 Hardware; replace hardware to existing doors to remain	2	ea	500.00	1,000			
64	09900 Paint doors and frames (including doors to remain)	3	ea	90.00	270			
65	07900 Sealants & caulking	1	ea	250.00	250			
66	SUBTOTAL					\$2,670		
67								
68	<b>C1030 SPECIALTIES / MILLWORK</b>							
69	10400 Room Signs	2	loc	75.00	150			
70	12320 Counters, base cabinets to classrooms	11	lf	250.00	2,750			
71	12320 Tall storage two per classroom	2	ea	1,200.00	2,400			
72	10100 Tack boards; (1) 19 ft long in each classroom	76	sf	16.00	1,216			
73	10100 Marker boards; (2) 4 ft long in each classroom	32	sf	18.00	576			
74	07900 Miscellaneous sealants	1,587	gfa	0.20	317			
75	SUBTOTAL					\$7,409		
76								
77	<b>TOTAL - INTERIOR CONSTRUCTION</b>						<b>\$18,903</b>	
78								
79								
80	<b>C30 INTERIOR FINISHES</b>							
81								
82	<b>C3010 WALL FINISHES</b>							
83	09900 Paint to walls	2,810	sf	0.60	1,686			
84	SUBTOTAL					\$1,686		
85								
86	<b>C3020 FLOOR FINISHES</b>							
87	09650 Patch/level existing floors	1,587	sf	1.50	2,381			
88	09650 VCT flooring	1,587	sf	3.00	4,761			
89	09650 Vinyl Cove Base	235	lf	2.40	564			
90	SUBTOTAL					\$7,706		
91								
92	<b>C3030 CEILING FINISHES</b>							
93	09510 ACT ceilings; 2 x 2 fiberglass	1,587	sf	3.25	5,158			
94	SUBTOTAL					\$5,158		
95								
96	<b>TOTAL - INTERIOR FINISHES</b>						<b>\$14,550</b>	
97								
98								
99	<b>D20 PLUMBING</b>							
100								
101	<b>D20 PLUMBING, GENERALLY</b>							
102	No items in this section							
103	SUBTOTAL							
104								
105	<b>TOTAL - PLUMBING</b>							
106								
107								
108	<b>D30 HVAC</b>							
109								
110	<b>D30 HVAC, GENERALLY</b>							
111	15300 New Unit Ventilators	3	loc	2,000.00	6,000			
112	15300 Modify existing perimeter fin tube	82	lf	50.00	4,100			
113	15300 Reconfigure return air ducts	1,587	sf	6.00	9,522			
114	SUBTOTAL					\$19,622		
115								
116	<b>TOTAL - HVAC</b>						<b>\$19,622</b>	
117								
118								



Progress Estimate

GFA 1,587

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 13 - NEW CLASSROOM and STORE (Rm 334 Conversion)</b>								
<b>D40 FIRE PROTECTION</b>								
119								
120								
121	<b>D40 FIRE PROTECTION, GENERALLY</b>							
122	15200 Reconfigure/modify existing Fire protection system	1,587	sf	2.00	3,174.00			
123	SUBTOTAL					\$3,174		
124								
125	<b>TOTAL - FIRE PROTECTION</b>							<b>\$3,174</b>
126								
127								
128	<b>D50 ELECTRICAL</b>							
129								
130	16100 <b>D5010 SERVICE &amp; DISTRIBUTION</b>							
131	No items in this section							
132	16100 SUBTOTAL							
133	16100							
134	16100 <b>D5020 LIGHTING &amp; POWER</b>							
135	16100 New direct/indirect fluorescent lighting	1,587	sf	4.00	6,348			
136	16100 Lighting Control based upon automatic lighting control system	1,587	sf	1.00	1,587			
137	16100 Small power devices	1,587	sf	0.30	476			
138	16100 Branch circuitry	1,587	sf	2.50	3,968			
139	16100 SUBTOTAL					\$12,379		
140	16100							
141	16100 <b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
142	16100 Fire alarm	1,587	sf	1.25	1,984			
143	<u>Telephone/Data/CATV</u>							
144	16100 1 port telephone/2 port data device	2	ea	45.00	90			
145	16100 4 Port data device	5	ea	60.00	300			
146	16100 Device box	7	ea	94.00	658			
147	16100 CAT 6 UTP cable	1,587	sf	1.25	1,984			
148	16100 Backbone cabling	1	ls	500.00	500			
149	16100 New smartboard	1	ea	5,000.00	5,000			
150	<u>Wireless Clock System</u>							
151	16100 12" clock	1	ea	150.00	150			
152	16100 Rough-in	1	ls	250.00	250			
153	<u>Security System</u>							
154	16100 Motion sensor ceiling mount	2	ea	82.00	164			
155	16100 Connect to existing system	1	ls	350.00	350			
156	16100 Device box	2	ea	15.00	30			
157	16100 Security cabling	1,587	sf	0.50	794			
158	16100 SUBTOTAL					\$12,254		
159	16100							
160	16100 <b>D5040 OTHER ELECTRICAL SYSTEMS</b>							
161	16100 <u>Temporary services</u>							
162	16100 Temporary power and lights	1	ls	500.00	500			
163	16100 <u>Reimbursable</u>							
164	16100 Fees & permits	1	ls	1,000.00	1,000			
165	16100 SUBTOTAL					\$1,500		
166								
167								
168	<b>TOTAL - ELECTRICAL</b>							<b>\$26,133</b>
169								
170								
171	<b>E10 EQUIPMENT</b>							
172								
173	<b>E10 EQUIPMENT, GENERALLY</b>							
174	No items in this section							
175	SUBTOTAL							
176								
177	<b>TOTAL - EQUIPMENT</b>							
178								



Progress Estimate

GFA 1,587

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 13 - NEW CLASSROOM and STORE (Rm 334 Conversion)**

**E20 FURNISHINGS**

**E2010 FIXED FURNISHINGS**

12500	Manually operated, Room darkening shades	30	sf	6.00	180		
	SUBTOTAL					\$180	

**E2020 MOVABLE FURNISHINGS**

All movable furnishings to be provided and installed by owner  
 SUBTOTAL

NIC

**TOTAL - FURNISHINGS \$180**

**F10 SPECIAL CONSTRUCTION**

**F10 SPECIAL CONSTRUCTION**

No items in this section  
 SUBTOTAL

**TOTAL - SPECIAL CONSTRUCTION**

**F20 SELECTIVE BUILDING DEMOLITION**

**F2010 BUILDING ELEMENTS DEMOLITION**

02050	Demolish floor finishes	1,587	sf	1.00	1,587		
02050	Demolish ceilings	1,587	sf	0.60	952		
02050	Remove casework	1	ls	1,000.00	1,000		
02050	Demolish MEP	1,587	sf	2.00	3,174		
02050	Temporary protection and dust control	1	ls	3,000.00	3,000		
02050	Miscellaneous demolition	1	ls	2,000.00	2,000		
	SUBTOTAL						\$11,713

**F2020 HAZARDOUS COMPONENTS ABATEMENT**

02121 Excluded  
 SUBTOTAL

**TOTAL - SELECTIVE BUILDING DEMOLITION \$11,713**

**MARK UP**

**GENERAL COND. / PERMIT / INS.**

01000	General Conditions	25.00%		95,550	23,888		
17001	Insurances and bonds	2.25%		174,983	3,937		
17001	Phasing Premium	10.00%		178,920	17,892		
17001	Permit						
	SUBTOTAL						\$45,717
	<b>FEE</b>						
17002	Overhead & profit/fee	10.00%		196,812	19,681		
	SUBTOTAL						\$19,681

**TOTAL - MARK UP \$65,398**



Wellesley Middle School  
 Middle School Renovations - OPTION 4  
 Wellesley Ma.

18-Sep-09

Progress Estimate

GFA 1,587

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 13 - NEW CLASSROOM and STORE (Rm 334 Conversion)</b>								
237	<b>CONTINGENCIES/ESCALATION</b>							
238	<b>DESIGN &amp; PRICING</b>							
239								
240	17003				216,493	16,237		
241								
242						\$16,237		
243								
244	17004				232,730	27,928		
245								
246						\$27,928		
247								
248	17005				260,658			
249							excluded	
250								
251	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						<b>\$44,165</b>	
252	<b>TOTAL CLASSROOM (Rm 334)</b>						<b>\$260,658</b>	
253								



Progress Estimate

GFA 950

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 14 - SPECIAL SERVICES (Rms 115/155)**

**GROSS FLOOR AREA CALCULATION**

First Level 950

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>950 sf</b>	
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250	Patch existing perimeter walls	610	sf	1.50	915		
	SUBTOTAL						\$915

**B2020 WINDOWS/CURTAINWALL**

08520	Assume existing windows to remain with no new work required						
	SUBTOTAL						

**B2030 EXTERIOR DOORS**

08520	Assume existing exterior doors to remain with no new work required						
	SUBTOTAL						

<b>TOTAL - EXTERIOR CLOSURE</b>							<b>\$915</b>
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500	Assume no work required at existing roofing						
	SUBTOTAL						

**B3020 ROOF OPENINGS**

No items in this section  
SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250	Patch existing walls	620	sf	1.50	930		
09250	Miscellaneous patching of existing walls	1	ls	500.00	500		
07900	Sealants & caulking at partitions	1	ls	150.00	150		
06100	Rough blocking	62	lf	3.00	186		
	SUBTOTAL						\$1,766

**C1020 INTERIOR DOORS**

08710	New door and frame	1	ea	650.00	650		
08710	Hardware	1	ea	500.00	500		
09900	Paint doors and frames (including doors to remain)	2	ea	90.00	180		
07900	Sealants & caulking	1	ea	51.00	51		
	SUBTOTAL						\$1,381

**C1030 SPECIALTIES / MILLWORK**

10400	Room Signs	1	loc	75.00	75		
07900	Miscellaneous sealants	950	gfa	0.20	190		
	SUBTOTAL						\$265

<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$3,412</b>
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**C30 INTERIOR FINISHES**



Progress Estimate

GFA 950

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 14 - SPECIAL SERVICES (Rms 115/155)**

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**C3010 WALL FINISHES**

09900	Paint to walls	1,230	sf	0.60	738		
	<b>SUBTOTAL</b>					\$738	

**C3020 FLOOR FINISHES**

09650	Patch/level existing floors	950	sf	1.50	1,425		
09650	VCT flooring	950	sf	3.00	2,850		
09650	Vinyl Cove Base	120	lf	2.40	288		
	<b>SUBTOTAL</b>					\$4,563	

**C3030 CEILING FINISHES**

09510	ACT ceilings; 2 x 2 fiberglass	950	sf	3.25	3,088		
	<b>SUBTOTAL</b>					\$3,088	

<b>TOTAL - INTERIOR FINISHES</b>						<b>\$8,389</b>	
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**D20 PLUMBING**

**D20 PLUMBING, GENERALLY**  
 No items in this section  
 SUBTOTAL

<b>TOTAL - PLUMBING</b>							
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**D30 HVAC**

**D30 HVAC, GENERALLY**

15300	Remove and reinstall Unit Ventilators	2	loc	500.00	1,000		
15300	Modify existing perimeter fin tube	30	lf	50.00	1,500		
15300	Reconfigure return air ducts	950	sf	6.00	5,700		
	<b>SUBTOTAL</b>					\$8,200	

<b>TOTAL - HVAC</b>						<b>\$8,200</b>	
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**D40 FIRE PROTECTION**

**D40 FIRE PROTECTION, GENERALLY**

15200	Reconfigure/modify existing Fire protection system	950	sf	2.00	1,900.00		
	<b>SUBTOTAL</b>					\$1,900	

<b>TOTAL - FIRE PROTECTION</b>						<b>\$1,900</b>	
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**D50 ELECTRICAL**

**D5010 SERVICE & DISTRIBUTION**

No items in this section  
 SUBTOTAL

**D5020 LIGHTING & POWER**

16100	New direct/indirect fluorescent lighting	950	sf	4.00	3,800		
16100	Lighting Control based upon automatic lighting control system	950	sf	1.00	950		
16100	Small power devices	950	sf	0.30	285		
16100	Branch circuitry	950	sf	2.50	2,375		
	<b>SUBTOTAL</b>					\$7,410	



Progress Estimate

GFA 950

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - SPECIAL SERVICES (Rms 115/155)</b>								
123	16100	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>						
124	16100							
125								
126	16100							
127	16100							
128	16100							
129	16100							
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Progress Estimate

GFA

950

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - SPECIAL SERVICES (Rms 115/155)</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
<b>F2010 BUILDING ELEMENTS DEMOLITION</b>							
02050	Demolition of existing walls	840	sf	0.75	630		
02050	Demolish floor finishes	950	sf	1.00	950		
02050	Demolish ceilings	950	sf	0.60	570		
02050	Remove casework	60	lf	25.00	1,500		
02050	Demolish MEP	950	sf	2.00	1,900		
02050	Temporary protection and dust control	1	ls	750.00	750		
02050	Miscellaneous demolition	1	ls	500.00	500		
	SUBTOTAL					\$6,800	
<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
02121	Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$6,800</b>
<b>MARK UP</b>							
<b>GENERAL COND. / PERMIT / INS.</b>							
01000	General Conditions	25.00%		44,323	11,081		
17001	Insurances and bonds	2.25%		55,404	1,247		
17001	Phasing Premium	10.00%		56,651	5,665		
17001	Permit						
	SUBTOTAL					\$17,993	
<b>FEE</b>							
17002	Overhead & profit/fee	10.00%		62,316	6,232		
	SUBTOTAL					\$6,232	
<b>TOTAL - MARK UP</b>							<b>\$24,225</b>
<b>CONTINGENCIES/ESCALATION</b>							
<b>DESIGN &amp; PRICING</b>							
17003	Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		68,548	5,141		
	SUBTOTAL					\$5,141	
<b>ESCALATION</b>							
17004	Price escalation due to increases in labor and material costs (Included at 4% per annum) - 48 months included	16.00%		73,689	11,790		
	SUBTOTAL					\$11,790	
<b>CONSTRUCTION CONTINGENCY</b>							
17005	Excluded - Recommend that 5% construction contingency is included in the overall project budget			85,479			
	SUBTOTAL					excluded	
<b>TOTAL - CONTINGENCIES/ESCALATION</b>							<b>\$16,931</b>
<b>TOTAL SPECIAL SERVICES (Rms 115 155)</b>							<b>\$85,479</b>



Progress Estimate

GFA

760

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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**FY 14 - SPECIAL SERVICES (Rms 141/143)**

**GROSS FLOOR AREA CALCULATION**

First Level 760

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>760 sf</b>	
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250 Patch existing perimeter walls 330 sf 1.50 495

SUBTOTAL \$495

**B2020 WINDOWS/CURTAINWALL**

08520 Assume existing windows to remain with no new work required

SUBTOTAL

**B2030 EXTERIOR DOORS**

08520 Assume existing exterior doors to remain with no new work required

SUBTOTAL

<b>TOTAL - EXTERIOR CLOSURE</b>							<b>\$495</b>
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500 Assume no work required at existing roofing

SUBTOTAL

**B3020 ROOF OPENINGS**

No items in this section

SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250 Patch existing walls 800 sf 1.50 1,200

09250 Miscellaneous patching of existing walls 1 ls 500.00 500

07900 Sealants & caulking at partitions 1 ls 150.00 150

06100 Rough blocking 62 lf 3.00 186

SUBTOTAL \$2,036

**C1020 INTERIOR DOORS**

08710 Hardware; replace all hardware with new hardware 2 ea 500.00 1,000

09900 Paint doors and frames (including doors to remain) 2 ea 90.00 180

07900 Sealants & caulking 2 ea 51.00 102

SUBTOTAL \$1,282

**C1030 SPECIALTIES / MILLWORK**

10400 Room Signs 1 loc 75.00 75

07900 Miscellaneous sealants 760 gfa 0.20 152

SUBTOTAL \$227

<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$3,545</b>
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**C30 INTERIOR FINISHES**



Progress Estimate

GFA

760

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - SPECIAL SERVICES (Rms 141/143)</b>								
63	<b>C3010 WALL FINISHES</b>							
64	09900 Paint to walls	1,130	sf	0.60	678			
65						\$678		
66	SUBTOTAL							
67	<b>C3020 FLOOR FINISHES</b>							
68	09650 Patch/level existing floors	760	sf	1.50	1,140			
69	09650 VCT flooring	760	sf	3.00	2,280			
70	09650 Vinyl Cove Base	115	lf	2.40	276			
71						\$3,696		
72	SUBTOTAL							
73	<b>C3030 CEILING FINISHES</b>							
74	09510 ACT ceilings; 2 x 2 fiberglass	760	sf	3.25	2,470			
75						\$2,470		
76	SUBTOTAL							
77	<b>TOTAL - INTERIOR FINISHES</b>						<b>\$6,844</b>	
78								
79								
80	<b>D20 PLUMBING</b>							
81								
82	<b>D20 PLUMBING, GENERALLY</b>							
83	No items in this section							
84	SUBTOTAL							
85								
86	<b>TOTAL - PLUMBING</b>							
87								
88								
89	<b>D30 HVAC</b>							
90								
91	<b>D30 HVAC, GENERALLY</b>							
92	15300 Remove and reinstall Unit Ventilators	2	loc	500.00	1,000			
93	15300 Modify existing perimeter fin tube	33	lf	50.00	1,650			
94	15300 Reconfigure return air ducts	760	sf	6.00	4,560			
95						\$7,210		
96	SUBTOTAL							
97	<b>TOTAL - HVAC</b>							<b>\$7,210</b>
98								
99								
100	<b>D40 FIRE PROTECTION</b>							
101								
102	<b>D40 FIRE PROTECTION, GENERALLY</b>							
103	15200 Reconfigure/modify existing Fire protection system	760	sf	2.00	1,520.00			
104						\$1,520		
105	SUBTOTAL							
106	<b>TOTAL - FIRE PROTECTION</b>							<b>\$1,520</b>
107								
108								
109	<b>D50 ELECTRICAL</b>							
110								
111	<b>D5010 SERVICE &amp; DISTRIBUTION</b>							
112	No items in this section							
113	16100 SUBTOTAL							
114	16100							
115	<b>D5020 LIGHTING &amp; POWER</b>							
116	16100 New direct/indirect fluorescent lighting	760	sf	4.00	3,040			
117	16100 Lighting Control based upon automatic lighting control system	760	sf	1.00	760			
118	16100 Small power devices	760	sf	0.30	228			
119	16100 Branch circuitry	760	sf	2.50	1,900			
120						\$5,928		
121	SUBTOTAL							



Progress Estimate

GFA

760

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - SPECIAL SERVICES (Rms 141/143)</b>								
122	16100	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>						
123	16100	760	sf	1.25	950			
124								
125	16100	1	ea	45.00	45			
126	16100	5	ea	60.00	300			
127	16100	6	ea	94.00	564			
128	16100	760	sf	1.25	950			
129	16100	1	ls	250.00	250			
130								
131	16100	1	ea	150.00	150			
132	16100	1	ls	500.00	500			
133								
134	16100	1	ea	82.00	82			
135	16100	1	ls	250.00	250			
136	16100	1	ea	15.00	15			
137	16100	760	sf	0.50	380			
138	16100						\$4,436	
139	16100							
140	16100	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>						
141	16100							
142	16100	1	ls	350.00	350			
143	16100							
144	16100	1	ls	500.00	500			
145	16100						\$850	
146								
147								
148	<b>TOTAL - ELECTRICAL</b>						<b>\$11,214</b>	
149								
150								
151	<b>E10 EQUIPMENT</b>							
152								
153	<b>E10</b>	<b>EQUIPMENT, GENERALLY</b>						
154		<b>No items in this section</b>						
155		<b>SUBTOTAL</b>						
156	<b>TOTAL - EQUIPMENT</b>							
157								
158								
159								
160	<b>E20 FURNISHINGS</b>							
161								
162	<b>E2010</b>	<b>FIXED FURNISHINGS</b>						
163	12500	36	sf	6.00	216			
164							\$216	
165								
166	<b>E2020</b>	<b>MOVABLE FURNISHINGS</b>						
167		All movable furnishings to be provided and installed by owner						
168							NIC	
169								
170	<b>TOTAL - FURNISHINGS</b>							
171							<b>\$216</b>	
172								
173	<b>F10 SPECIAL CONSTRUCTION</b>							
174								
175	<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>						
176		No items in this section						
177		<b>SUBTOTAL</b>						
178								
179	<b>TOTAL - SPECIAL CONSTRUCTION</b>							
180								
181								



Progress Estimate

GFA 760

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - SPECIAL SERVICES (Rms 141/143)</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
<b>F2010 BUILDING ELEMENTS DEMOLITION</b>							
02050	Demolition of existing walls	560	sf	0.75	420		
02050	Demolish floor finishes	760	sf	1.00	760		
02050	Demolish ceilings	760	sf	0.60	456		
02050	Demolish MEP	760	sf	2.00	1,520		
02050	Temporary protection and dust control	1	ls	750.00	750		
02050	Miscellaneous demolition	1	ls	500.00	500		
	SUBTOTAL					\$4,406	
<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
02121	Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$4,406</b>
<b>MARK UP</b>							
<b>GENERAL COND. / PERMIT / INS.</b>							
01000	General Conditions	25.00%		35,450	8,863		
17001	Insurances and bonds	2.25%		44,313	997		
17001	Phasing Premium	10.00%		45,310	4,531		
17001	Permit						
	SUBTOTAL					\$14,391	
<b>FEE</b>							
17002	Overhead & profit/fee	10.00%		49,841	4,984		
	SUBTOTAL					\$4,984	
<b>TOTAL - MARK UP</b>							<b>\$19,375</b>
<b>CONTINGENCIES/ESCALATION</b>							
<b>DESIGN &amp; PRICING</b>							
17003	Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		54,825	4,112		
	SUBTOTAL					\$4,112	
<b>ESCALATION</b>							
17004	Price escalation due to increases in labor and material costs (Included at 4% per annum) - 48 months included	16.00%		58,937	9,430		
	SUBTOTAL					\$9,430	
<b>CONSTRUCTION CONTINGENCY</b>							
17005	Excluded - Recommend that 5% construction contingency is included in the overall project budget			68,367			
	SUBTOTAL					excluded	
<b>TOTAL - CONTINGENCIES/ESCALATION</b>							<b>\$13,542</b>
<b>TOTAL SPECIAL SERVICES (Rms 141 143)</b>							<b>\$68,367</b>



Progress Estimate

GFA 1,040

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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FY 14 - OFFICE and STORAGE (Rm 212)

**GROSS FLOOR AREA CALCULATION**

Second Level 1,040

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,040</b>	<b>sf</b>
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250	Patch existing perimeter walls	410	sf	1.50	615		
	SUBTOTAL						\$615

**B2020 WINDOWS/CURTAINWALL**

08520	Assume existing windows to remain with no new work required						
	SUBTOTAL						

**B2030 EXTERIOR DOORS**

08520	Assume existing exterior doors to remain with no new work required						
	SUBTOTAL						

<b>TOTAL - EXTERIOR CLOSURE</b>							<b>\$615</b>
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500	Assume no work required at existing roofing						
	SUBTOTAL						

**B3020 ROOF OPENINGS**

No items in this section  
 SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250	Patch existing walls	920	sf	1.50	1,380		
09250	Miscellaneous patching of existing walls	1	ls	500.00	500		
09250	New door opening	1	loc	3,000.00	3,000		
09250	New GWB partitions; 6" studs with 5/8" GWB each side	350	sf	9.15	3,203		
07900	Sealants & caulking at partitions	1	ls	150.00	150		
06100	Rough blocking	50	lf	3.00	150		
	SUBTOTAL						\$8,383

**C1020 INTERIOR DOORS**

08710	New door and frame	1	ea	650.00	650		
08710	Hardware	1	ea	500.00	500		
08710	Hardware; replace all hardware with new hardware	1	ea	500.00	500		
09900	Paint doors and frames (including doors to remain)	2	ea	90.00	180		
07900	Sealants & caulking	1	ea	51.00	51		
	SUBTOTAL						\$1,881



Progress Estimate

GFA 1,040

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - OFFICE and STORAGE (Rm 212)</b>							
57	<b>C1030 SPECIALTIES / MILLWORK</b>						
58	10400 Room Signs	2	loc	75.00	150		
59	07900 Miscellaneous sealants	1,040	gfa	0.20	208		
60							
61							
62						\$358	
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Progress Estimate

GFA 1,040

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - OFFICE and STORAGE (Rm 212)</b>								
119	16100	<b>D5020 LIGHTING &amp; POWER</b>						
120	16100							
121	16100							
122	16100							
123	16100							
124	16100							
125	16100							
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149	16100							
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151								
152	<b>TOTAL - ELECTRICAL</b>							<b>\$14,380</b>
153								
154								
155	<b>E10 EQUIPMENT</b>							
156								
157								
158								
159								
160								
161	<b>TOTAL - EQUIPMENT</b>							
162								
163								
164	<b>E20 FURNISHINGS</b>							
165								
166								
167	12500							
168								
169								
170								
171								
172								
173								
174	<b>TOTAL - FURNISHINGS</b>							<b>\$1,080</b>
175								
176								



Progress Estimate

GFA 1,040

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - OFFICE and STORAGE (Rm 212)</b>							
<b>F10 SPECIAL CONSTRUCTION</b>							
	<b>F10 SPECIAL CONSTRUCTION</b>						
	No items in this section						
	SUBTOTAL						
<b>TOTAL - SPECIAL CONSTRUCTION</b>							
<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
	<b>F2010 BUILDING ELEMENTS DEMOLITION</b>						
02050	Demolish floor finishes	1,040	sf	1.00	1,040		
02050	Demolish ceilings	1,040	sf	0.60	624		
02050	Demolish MEP	1,040	sf	2.00	2,080		
02050	Temporary protection and dust control	1	ls	750.00	750		
02050	Miscellaneous demolition	1	ls	500.00	500		
	SUBTOTAL						\$4,994
	<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>						
02121	Excluded						
	SUBTOTAL						
<b>TOTAL - SELECTIVE BUILDING DEMOLITION \$4,994</b>							
<b>MARK UP</b>							
	<b>GENERAL COND. / PERMIT / INS.</b>						
01000	General Conditions	25.00%		52,833	13,208		
17001	Insurances and bonds	2.25%		66,041	1,486		
17001	Phasing Premium	10.00%		67,527	6,753		
17001	Permit						
	SUBTOTAL						\$21,447
	<b>FEE</b>						
17002	Overhead & profit/fee	10.00%		74,280	7,428		
	SUBTOTAL						\$7,428
<b>TOTAL - MARK UP \$28,875</b>							
<b>CONTINGENCIES/ESCALATION</b>							
	<b>DESIGN &amp; PRICING</b>						
17003	Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		81,708	6,128		
	SUBTOTAL						\$6,128
	<b>ESCALATION</b>						
17004	Price escalation due to increases in labor and material costs (Included at 4% per annum) - 48 months included	16.00%		87,836	14,054		
	SUBTOTAL						\$14,054
	<b>CONSTRUCTION CONTINGENCY</b>						
17005	Excluded - Recommend that 5% construction contingency is included in the overall project budget			101,890			
	SUBTOTAL						excluded
<b>TOTAL - CONTINGENCIES/ESCALATION \$20,182</b>							
<b>TOTAL OFFICE and STORAGE (Rm 212) \$101,890</b>							



Progress Estimate

GFA 1,503

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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FY 14 - LAB (Rm 248)

**GROSS FLOOR AREA CALCULATION**

Second Floor (Science Room) 1,503

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,503</b>	<b>sf</b>
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**A10 FOUNDATIONS**

**A1010 STANDARD FOUNDATIONS**  
 No work in this section  
 SUBTOTAL

**A1020 SPECIAL FOUNDATIONS**  
 No work in this section  
 SUBTOTAL

<b>A1030 LOWEST FLOOR CONSTRUCTION</b>							
05500	Saw cut slab for piping for new plumbing at science room	7	loc	500.00	3,500		
05500	New slab on grade at science room	1,503	sf	10.00	15,030		
	<b>SUBTOTAL</b>						<b>\$18,530</b>

<b>TOTAL - FOUNDATIONS</b>						<b>\$18,530</b>	
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**B20 EXTERIOR CLOSURE**

<b>B2010 EXTERIOR WALLS</b>							
09250	Patch existing perimeter walls	710	sf	1.50	1,065		
	<b>SUBTOTAL</b>						<b>\$1,065</b>

<b>B2020 WINDOWS/CURTAINWALL</b>							
08520	Assume existing windows to remain with no new work required						
	<b>SUBTOTAL</b>						

<b>B2030 EXTERIOR DOORS</b>							
08520	Assume existing exterior doors to remain with no new work required						
	<b>SUBTOTAL</b>						

<b>TOTAL - EXTERIOR CLOSURE</b>						<b>\$1,065</b>	
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**B30 ROOFING**

<b>B3010 ROOF COVERINGS</b>							
07500	Assume no work required at existing roofing						
	<b>SUBTOTAL</b>						

<b>B3020 ROOF OPENINGS</b>							
	No items in this section						
	<b>SUBTOTAL</b>						

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

<b>C1010 PARTITIONS</b>							
09250	Patch existing walls	870	sf	1.50	1,305		
09250	New door opening	1	loc	3,000.00	3,000		
09250	Miscellaneous patching of existing walls	1	ls	500.00	500		



Progress Estimate

GFA 1,503

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - LAB (Rm 248)</b>							
63	07900 Sealants & caulking at partitions	1	ls	500.00	500		
64	06100 Rough blocking	1	ls	750.00	750		
65	SUBTOTAL					\$6,055	
66							
67	<b>C1020 INTERIOR DOORS</b>						
68	08710 New door and frame	1	ea	650.00	650		
69	08710 Hardware	1	ea	500.00	500		
70	08710 Hardware; replace all hardware with new hardware	1	ea	500.00	500		
71	09900 Paint doors and frames (including doors to remain)	3	ea	90.00	270		
72	07900 Sealants & caulking	1	ea	50.00	50		
73	SUBTOTAL					\$1,970	
74							
75	<b>C1030 SPECIALTIES / MILLWORK</b>						
76	<i>Science classroom</i>						
77	12320 Science classroom casework- Acid resistant counters; Teacher Demo Table with integral sink	1	ea	2,500.00	2,500		
78	12320 Science classroom casework base cabinets	80	lf	260.00	20,800		
79	12320 Science classroom casework wall cabinets; glass doors	28	lf	350.00	9,800		
80	12320 Science classroom acid resistant counter tops	165	sf	90.00	14,850		
81	12320 Safety Station w/ Eye Wash and Shower at science rooms	2	ea	700.00	1,400		
82	10400 Room Signs	1	loc	75.00	75		
83	10100 Tack boards; (1) 19 ft long in each classroom	76	sf	16.00	1,216		
84	10100 Marker boards; (2) 4 ft long in each classroom	32	sf	18.00	576		
85	07900 Miscellaneous sealants	1,503	gfa	0.20	301		
86	SUBTOTAL					\$51,518	
87							
88	<b>TOTAL - INTERIOR CONSTRUCTION</b>						
89							<b>\$59,543</b>
90							
91	<b>C30 INTERIOR FINISHES</b>						
92							
93	<b>C3010 WALL FINISHES</b>						
94	09900 Paint to walls	1,580	sf	0.60	948		
95	SUBTOTAL					\$948	
96							
97	<b>C3020 FLOOR FINISHES</b>						
98	09650 Patch/level existing floors	1,503	sf	1.50	2,255		
99	09650 VCT flooring	1,503	sf	3.00	4,509		
100	09650 Vinyl Cove Base	157	lf	2.40	377		
101	SUBTOTAL					\$7,141	
102							
103	<b>C3030 CEILING FINISHES</b>						
104	09510 ACT ceilings; 2 x 2 fiberglass	1,503	sf	3.25	4,885		
105	SUBTOTAL					\$4,885	
106							
107	<b>TOTAL - INTERIOR FINISHES</b>						
108							<b>\$12,974</b>
109							
110	<b>D10 CONVEYING SYSTEMS</b>						
111							
112	<b>D1010 ELEVATOR</b>						
113	<b>No items in this section</b>						
114	SUBTOTAL						
115							
116							
117	<b>TOTAL - CONVEYING SYSTEMS</b>						
118							
119							



Progress Estimate

GFA 1,503

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - LAB (Rm 248)</b>							
<b>D20 PLUMBING</b>							
15100	<b>D20 PLUMBING, GENERALLY</b> Allowance for connections and piping for new lab sinks (sinks included with casework)	7	loc	2,000.00	14,000		
15100	Acid neutralization	1	ls	5,000.00	5,000		
	SUBTOTAL					\$19,000	
<b>TOTAL - PLUMBING</b>							<b>\$19,000</b>
<b>D30 HVAC</b>							
15300	<b>D30 HVAC, GENERALLY</b> Reconfigure return air ducts	1,503	sf	6.00	9,018		
	SUBTOTAL					\$9,018	
<b>TOTAL - HVAC</b>							<b>\$9,018</b>
<b>D40 FIRE PROTECTION</b>							
15200	<b>D40 FIRE PROTECTION, GENERALLY</b> Reconfigure/modify existing Fire protection system	1,503	sf	2.00	3,006.00		
	SUBTOTAL					\$3,006	
<b>TOTAL - FIRE PROTECTION</b>							<b>\$3,006</b>
<b>D50 ELECTRICAL</b>							
16100	<b>D5010 SERVICE &amp; DISTRIBUTION</b> No items in this section						
	SUBTOTAL						
16100	<b>D5020 LIGHTING &amp; POWER</b> New direct/indirect fluorescent lighting	1,503	sf	4.00	6,012		
16100	Lighting Control based upon automatic lighting control system	1,503	sf	1.00	1,503		
16100	Small power devices	1,503	sf	0.30	451		
16100	Branch circuitry	1,503	sf	2.50	3,758		
	SUBTOTAL					\$11,724	
16100	<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b> Fire alarm	1,503	sf	1.25	1,879		
	<u>Telephone/Data/CATV</u>						
16100	1 port telephone/2 port data device	1	ea	45.00	45		
16100	4 Port data device	5	ea	60.00	300		
16100	Teacher device	1	ea	45.00	45		
16100	Device box	7	ea	94.00	658		
16100	CAT 6 UTP cable	1,503	sf	1.25	1,879		
16100	Backbone cabling	1	ls	500.00	500		
16100	New smartboard	1	ea	5,000.00	5,000		
	<u>Public Address System</u>						
16100	Ceiling speaker	1	ea	150.00	150		
16100	Connect to existing system	1	ls	250.00	250		
16100	Device box	1	ea	15.00	15		
16100	PA system cabling	1	ls	250.00	250		
	<u>Wireless Clock System</u>						
16100	Wireless clock transceiver	1	ea	450.00	450		
16100	12" clock	1	ea	150.00	150		





Wellesley Middle School  
 Middle School Renovations - OPTION 4  
 Wellesley Ma.

18-Sep-09

Progress Estimate

GFA

1,503

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - LAB (Rm 248)</b>								
239	<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
240	02121 Excluded							
241	SUBTOTAL							
242								
243	<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>						<b>\$6,911</b>	
244								
245								
246								
247	<b>MARK UP</b>							
248								
249	<b>GENERAL COND. / PERMIT / INS.</b>							
250	01000 General Conditions	25.00%		138,509	34,627			
251	17001 Insurances and bonds	2.25%		192,731	4,336			
252	17001 Phasing Premium	10.00%		197,067	19,707			
253	17001 Permit							
254	SUBTOTAL					\$58,670		
255								
256	<b>FEE</b>							
257	17002 Overhead & profit/fee	10.00%		216,774	21,677			
258	SUBTOTAL					\$21,677		
259								
260	<b>TOTAL - MARK UP</b>						<b>\$80,347</b>	
261								
262								
263	<b>CONTINGENCIES/ESCALATION</b>							
264								
265	<b>DESIGN &amp; PRICING</b>							
266	17003 Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		238,451	17,884			
267	SUBTOTAL					\$17,884		
268								
269	<b>ESCALATION</b>							
270	17004 Price escalation due to increases in labor and material costs (Included at 4% per annum) - 48 months included	16.00%		256,335	41,014			
271	SUBTOTAL					\$41,014		
272								
273	<b>CONSTRUCTION CONTINGENCY</b>							
274	17005 Excluded - Recommend that 5% construction contingency is included in the overall project budget							
275	SUBTOTAL					excluded		
276								
277	<b>TOTAL - CONTINGENCIES/ESCALATION</b>						<b>\$58,898</b>	
278								
279	<b>TOTAL 1 SCIENCE LAB (Rm 248)</b>						<b>\$297,349</b>	



Progress Estimate

GFA 1,380

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
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FY 14 - OFFICE (Rm 252)

**GROSS FLOOR AREA CALCULATION**

Second Level 1,380

<b>TOTAL GROSS FLOOR AREA (GFA)</b>						<b>1,380 sf</b>	
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**B20 EXTERIOR CLOSURE**

**B2010 EXTERIOR WALLS**

09250	Patch existing perimeter walls	730	sf	1.50	1,095		
	SUBTOTAL						\$1,095

**B2020 WINDOWS/CURTAINWALL**

08520	Assume existing windows to remain with no new work required						
	SUBTOTAL						

**B2030 EXTERIOR DOORS**

08520	Assume existing exterior doors to remain with no new work required						
	SUBTOTAL						

<b>TOTAL - EXTERIOR CLOSURE</b>							<b>\$1,095</b>
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**B30 ROOFING**

**B3010 ROOF COVERINGS**

07500	Assume no work required at existing roofing						
	SUBTOTAL						

**B3020 ROOF OPENINGS**

No items in this section  
 SUBTOTAL

<b>TOTAL - ROOFING</b>							
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**C10 INTERIOR CONSTRUCTION**

**C1010 PARTITIONS**

09250	Patch existing walls	760	sf	1.50	1,140		
09250	Miscellaneous patching of existing walls	1	ls	500.00	500		
	SUBTOTAL						\$1,640

**C1020 INTERIOR DOORS**

08710	Hardware; replace all hardware with new hardware	1	ea	500.00	500		
09900	Paint doors and frames (including doors to remain)	1	ea	90.00	90		
	SUBTOTAL						\$590

**C1030 SPECIALTIES / MILLWORK**

10400	Room Signs	1	loc	75.00	75		
07900	Miscellaneous sealants	1,380	gfa	0.20	276		
	SUBTOTAL						\$351

<b>TOTAL - INTERIOR CONSTRUCTION</b>							<b>\$2,581</b>
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Progress Estimate

GFA 1,380

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST
<b>FY 14 - OFFICE (Rm 252)</b>							
<b>C30 INTERIOR FINISHES</b>							
<b>C3010 WALL FINISHES</b>							
09900	Paint to walls	1,490	sf	0.60	894		
	SUBTOTAL					\$894	
<b>C3020 FLOOR FINISHES</b>							
09650	Patch/level existing floors	1,380	sf	1.50	2,070		
09650	VCT flooring	1,380	sf	3.00	4,140		
09650	Vinyl Cove Base	150	lf	2.40	360		
	SUBTOTAL					\$6,570	
<b>C3030 CEILING FINISHES</b>							
09510	ACT ceilings; 2 x 2 fiberglass	1,380	sf	3.25	4,485		
	SUBTOTAL					\$4,485	
<b>TOTAL - INTERIOR FINISHES</b>							<b>\$11,949</b>
<b>D20 PLUMBING</b>							
<b>D20 PLUMBING, GENERALLY</b>							
No items in this section							
SUBTOTAL							
<b>TOTAL - PLUMBING</b>							
<b>D30 HVAC</b>							
<b>D30 HVAC, GENERALLY</b>							
15300	Reconfigure return air ducts	1,380	sf	6.00	8,280		
	SUBTOTAL					\$8,280	
<b>TOTAL - HVAC</b>							<b>\$8,280</b>
<b>D40 FIRE PROTECTION</b>							
<b>D40 FIRE PROTECTION, GENERALLY</b>							
15200	Reconfigure/modify existing Fire protection system	1,380	sf	2.00	2,760.00		
	SUBTOTAL					\$2,760	
<b>TOTAL - FIRE PROTECTION</b>							<b>\$2,760</b>
<b>D50 ELECTRICAL</b>							
<b>D5010 SERVICE &amp; DISTRIBUTION</b>							
No items in this section							
SUBTOTAL							
<b>D5020 LIGHTING &amp; POWER</b>							
16100	New direct/indirect fluorescent lighting	1,380	sf	4.00	5,520		
16100	Lighting Control based upon automatic lighting control system	1,380	sf	1.00	1,380		
16100	Small power devices	1,380	sf	0.30	414		
16100	Branch circuitry	1,380	sf	2.50	3,450		
	SUBTOTAL					\$10,764	
<b>D5030 COMMUNICATION &amp; SECURITY SYSTEMS</b>							
16100	Fire alarm	1,380	sf	1.25	1,725		
	Telephone/Data/CATV						
16100	1 port telephone/2 port data device	1	ea	45.00	45		



Progress Estimate

GFA 1,380

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - OFFICE (Rm 252)</b>								
121	16100	4 Port data device	5	ea	60.00	300		
122	16100	Device box	6	ea	94.00	564		
123	16100	CAT 6 UTP cable	1,380	sf	1.25	1,725		
124	16100	Backbone cabling	1	ls	250.00	250		
125		<u>Wireless Clock System</u>						
126	16100	12" clock	1	ea	150.00	150		
127	16100	Rough-in	1	ls	500.00	500		
128		<u>Security System</u>						
129	16100	Motion sensor ceiling mount	1	ea	82.00	82		
130	16100	Connect to existing system	1	ls	250.00	250		
131	16100	Device box	1	ea	15.00	15		
132	16100	Security cabling	1,380	sf	0.50	690		
133	16100	SUBTOTAL					\$6,296	
134	16100							
135	16100	<b>D5040 OTHER ELECTRICAL SYSTEMS</b>						
136	16100	<u>Temporary services</u>						
137	16100	Temporary power and lights	1	ls	350.00	350		
138	16100	<u>Reimbursable</u>						
139	16100	Fees & permits	1	ls	500.00	500		
140	16100	SUBTOTAL					\$850	
141								
142								
143	<b>TOTAL - ELECTRICAL</b>							<b>\$17,910</b>
144								
145								
146	<b>E10 EQUIPMENT</b>							
147								
148	<b>E10</b>	<b>EQUIPMENT, GENERALLY</b>						
149		<b>No items in this section</b>						
150		SUBTOTAL						
151								
152	<b>TOTAL - EQUIPMENT</b>							
153								
154								
155	<b>E20 FURNISHINGS</b>							
156								
157	<b>E2010</b>	<b>FIXED FURNISHINGS</b>						
158	12500	Manually operated, Room darkening shades	432	sf	6.00	2,592		
159		SUBTOTAL					\$2,592	
160								
161	<b>E2020</b>	<b>MOVABLE FURNISHINGS</b>						
162		All movable furnishings to be provided and installed by owner						
163		SUBTOTAL					NIC	
164								
165	<b>TOTAL - FURNISHINGS</b>							
166							<b>\$2,592</b>	
167								
168	<b>F10 SPECIAL CONSTRUCTION</b>							
169								
170	<b>F10</b>	<b>SPECIAL CONSTRUCTION</b>						
171		No items in this section						
172		SUBTOTAL						
173								
174	<b>TOTAL - SPECIAL CONSTRUCTION</b>							
175								
176								
177	<b>F20 SELECTIVE BUILDING DEMOLITION</b>							
178								
179	<b>F2010</b>	<b>BUILDING ELEMENTS DEMOLITION</b>						
180	02050	Demolish floor finishes	1,380	sf	1.00	1,380		
181	02050	Demolish ceilings	1,380	sf	0.60	828		
182	02050	Demolish MEP	1,380	sf	2.00	2,760		



Progress Estimate

GFA 1,380

CSI CODE	DESCRIPTION	QTY	UNIT	UNIT COST	EST'D COST	SUB TOTAL	TOTAL COST	
<b>FY 14 - OFFICE (Rm 252)</b>								
183	02050		Temporary protection and dust control	1	ls	750.00	750	
184	02050		Miscellaneous demolition	1	ls	500.00	500	
185			SUBTOTAL				\$6,218	
187	<b>F2020 HAZARDOUS COMPONENTS ABATEMENT</b>							
188	02121		Excluded					
189			SUBTOTAL					
191	<b>TOTAL - SELECTIVE BUILDING DEMOLITION</b>							<b>\$6,218</b>
195	<b>MARK UP</b>							
197	<b>GENERAL COND. / PERMIT / INS.</b>							
198	01000		General Conditions	25.00%		53,385	13,346	
199	17001		Insurances and bonds	2.25%		66,731	1,501	
200	17001		Phasing Premium	10.00%		68,232	6,823	
201	17001		Permit					
202			SUBTOTAL				\$21,670	
204	<b>FEE</b>							
205	17002		Overhead & profit/fee	10.00%		75,055	7,506	
206			SUBTOTAL				\$7,506	
208	<b>TOTAL - MARK UP</b>							<b>\$29,176</b>
211	<b>CONTINGENCIES/ESCALATION</b>							
213	<b>DESIGN &amp; PRICING</b>							
214	17003		Design and pricing contingency (reduces to 0% at Construction Documents)	7.50%		82,561	6,192	
215			SUBTOTAL				\$6,192	
217	<b>ESCALATION</b>							
218	17004		Price escalation due to increases in labor and material costs (Included at 4% per annum) - 48 months included	16.00%		88,753	14,200	
219			SUBTOTAL				\$14,200	
221	<b>CONSTRUCTION CONTINGENCY</b>							
222	17005		Excluded - Recommend that 5% construction contingency is included in the overall project budget			102,953		
223			SUBTOTAL				excluded	
225	<b>TOTAL - CONTINGENCIES/ESCALATION</b>							<b>\$20,392</b>
227	<b>TOTAL OFFICE (Rm 252)</b>							<b>\$102,953</b>